



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Gladys Kannankeril
DOCKET NO.: 13-03628.001-R-1
PARCEL NO.: 07-33-307-020

The parties of record before the Property Tax Appeal Board are Gladys Kannankeril, the appellant, by attorney William I. Sandrick of Sandrick Law Firm LLC in South Holland; and the DuPage County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the DuPage County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$74,590
IMPR: \$290,070
TOTAL: \$364,660

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story single family dwelling of dryvit exterior construction with 7,707 square feet of living area. The dwelling was constructed in 1992. Features of the home include of a full basement that is partially finished, central air conditioning, two fireplaces and an attached three-car garage. The property is located in Naperville, Naperville Township, DuPage County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior tax year under Docket Number 12-03406.001-R-2. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$372,220. For this 2013 appeal the appellant, though counsel, submitted an appraisal estimating the subject property had a market value of \$950,000 as of January 1, 2011. The appellant requested the subject's assessment be reduced to \$316,635.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$411,530 was disclosed. The board of review submitted descriptions and assessment information on three comparable sales

identified by the township assessor to demonstrate the subject's assessment reflected the property's market value. The board of review submission also disclosed that a township equalization factor of 0.97970 was applied in tax year 2013.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the assessment as established by the Property Tax Appeal board for the 2012 tax year should be carried forward to the 2013 tax year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board takes notice that it issued a decision reducing the subject's assessment for the 2012 tax year. The record further indicates that the subject property is an owner occupied dwelling. The Board takes notice that 2012 and 2013 are within the same general assessment period. (See 86 Ill.Admin.Code §1910.90(i) & 35 ILCS 200/9-215) The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision or that the decision of the Property Tax Appeal Board was reversed or modified upon review. The record also indicates that an equalization factor of 0.97970 was applied in Naperville Township in tax year 2013. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established by the Board's decision for the 2012 tax year plus the application of the 2013 Naperville Township equalization factor of 0.97970.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Mario Albino

Chairman

K. L. Ferr

Member

JR

Member

Jerry White

Acting Member

Robert Hoffmann

Member

DISSENTING:

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 22, 2016

A. Heston

Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the

subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.