



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

APPELLANT: Rinkesh Patel  
DOCKET NO.: 13-33618.001-R-1  
PARCEL NO.: 06-30-403-008-0000

The parties of record before the Property Tax Appeal Board are Rinkesh Patel, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$2,591  
**IMPR.:** \$38,217  
**TOTAL:** \$40,808

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2013 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a two-story dwelling of frame exterior construction with 4,154 square feet of living area. The dwelling is approximately nine years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has an 11,518 square foot site and is located in Bartlett, Hanover Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance

The appellant's attorney argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

The appellant also argued that the subject's recent sale best reflected the subject's market value. The subject property sold October 20, 2011, indicating a sale price of \$333,000 and advertised for sale for a period of 54 days as set forth in Section IV-Recent Sale Data of the appeal petition.

The appellant submitted the Settlement Statement, the Warranty Deed and the Multiple Listing Service sheet. To support the assertions for the equity argument, the appellant submitted three comparable properties. Comparable #3 has the same neighborhood assessment code as the subject property. The comparables consist of two-story dwellings of frame exterior construction that are 7 or 10 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 3,787 to 4,154 square feet of living area and are situated on sites ranging in size from 9,158 to 10,911 square feet of land area. The comparables sold from June 2012 to December 2012 for prices of \$330,000 or \$335,000 or from \$79.44 to \$88.46 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$40,808. The subject's assessment reflects a market value of \$408,080 or \$98.24 per square foot of living area, land included, when applying the 10% level of assessment for class 2 residential property pursuant to the Cook County Real Property Assessment Classification Ordinance. In support of the subject's assessment, the board of review submitted information on three comparables located in the same neighborhood assessment code as the subject property. The comparables consists of two-story dwellings of frame exterior construction that are nine years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings have 4,032 square feet of living area and are situated on sites ranging in size from 10,899 to 13,852 square feet of land area. These comparables sold from June 2010 to May 2013 for prices ranging from \$425,000 to \$460,000 or from \$105.41 to \$114.09 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant asserted the board of review's evidence is based on "raw and unconfirmed" comparable sales and uniformity data.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six comparable sales along with data on the sale of the subject for the Board's consideration. The Board gave less weight to the purchase of the subject property due to its older sale date in 2011. The Board gave less weight to the appellant's comparables #1 and #2 due to their dissimilar location when compared to the subject property given the assigned neighborhood assessment code. The Board also gave less weight to the board of review's comparables #2 and #3 due to their older sale dates of 2010 and 2011. The Board finds the best

evidence of market value in the record to be the appellant's comparable #3 and the board of review's comparable #1. These comparables are more similar in location, age, design, dwelling size, exterior construction and features. These comparables sold for prices of \$330,000 and \$450,000 or \$79.44 and \$111.61 per square foot of living area including land, respectively. The subject's assessment reflects an estimated market value of \$408,080 or \$98.24 per square foot of living area including land which is supported by the best sales comparables in this record. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified.

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.



Chairman



Member



Member



Member



Acting Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: November 23, 2016



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.