



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

APPELLANT: Trivedi
DOCKET NO.: 14-21141.001-R-1
PARCEL NO.: 09-13-410-002-0000

The parties of record before the Property Tax Appeal Board are Trivedi, the appellant, by attorney John S. Xydakis of the Law Offices of John S. Xydakis in Chicago; 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: \$3,795
IMPR.: \$18,746
TOTAL: \$22,541

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 2014 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 multi-level dwelling of frame and masonry construction with 1,154 square feet of living area.¹ The dwelling is approximately 59 years old. Features of the home include a partial finished basement, central air conditioning, a fireplace and a two-car garage. The property has a 6,600 square foot site and is located in Morton Grove, Maine Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables. The comparable dwellings are from 53 to 58 years old and contain from 1,110 to 1,285 square feet of living area.

¹ Parties differed on size. The appellant claims the subject dwelling has 1,066 square feet of living area. The board of review described the subject dwelling as having 1,154 square feet of living area.

The comparables have improvement assessments ranging from \$15,028 to \$18,890 or from \$13.54 to \$14.70 per square foot of living area. The appellant also submitted a map showing the location of the subject property and the comparable properties. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$14,988 or \$12.99 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$22,541 was disclosed. The subject property has an improvement assessment of \$18,746 or \$16.24 per square foot of living area. The board of review presented descriptions and assessment information on four suggested comparable properties that were described as being located on the same block as the subject property. Each dwelling is 59 years old, and each contains 1,066 square feet of living area. These properties have improvement assessments ranging from \$17,834 to \$19,480 or from \$16.73 to \$18.27 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The subject's living area is at issue in this appeal. The appellant claims the subject has 1,066 square feet of living area and an improvement assessment of \$17.59 per square foot of living area ($\$18,746 / 1,066$). The board of review of review describes the subject as having 1,154 square feet of living area. The Board finds the appellant presented no schematic drawing or other evidence to shift the burden to the board of review. Based on this record, the Board finds the subject dwelling has 1,154 square feet of living area and an improvement assessment of \$16.24 per square foot of living area ($\$18,746 / 1,154$).

The Board finds the parties presented assessment data on a total of eight suggested comparables that were very similar to the subject in classification code, exterior construction, age, living area and foundation. The Board finds the board of review comparables were located on the same block as the subject, but the appellant's map disclosed that only one of the appellant's comparables was located in close proximity to the subject property. Consequently, the Board finds the appellant's comparable #2 and the board of review comparables to be the best evidence of assessment equity due to their superior location. These five comparables had improvement assessments that ranged from \$14.06 to \$18.27 per square foot of living area. The subject's improvement assessment of \$16.24 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, the Board finds the appellant was not able to demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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



Acting 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: _____

May 19, 2017



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.