



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

APPELLANT: Anamitra Bhattacharyya  
DOCKET NO.: 15-22161.001-R-1  
PARCEL NO.: 11-07-111-014-0000

The parties of record before the Property Tax Appeal Board are Anamitra Bhattacharyya, 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:** \$7,392  
**IMPR.:** \$41,687  
**TOTAL:** \$49,079

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 2015 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 1.5-story dwelling of stucco exterior construction with 2,455 square feet of living area. The dwelling is approximately 85 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a two-car garage. The property has a 6,160 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on four equity comparables. The comparables were improved with one, one-story dwelling and three, 1.5-story dwellings of frame, stucco or frame and masonry exterior construction with 2,324 to 2,459 square feet of living area. The dwellings range in age from 60 to 120 years old.

One comparable has a partial basement and three comparables have full unfinished basements. One comparable has central air conditioning and three comparables have a fireplace. Photographs of the comparables indicate comparable #1 has a two-car attached garage. The comparables had improvement assessments that ranged from \$32,421 to \$36,186 or from \$13.18 to \$14.79 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$36,309 or \$14.79 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$49,079. The subject property has an improvement assessment of \$41,687 or \$16.98 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located .25 of a mile from the subject property. The comparables were improved with 1.5-story dwellings of masonry or frame and masonry exterior construction that ranged from 1,917 to 2,221 square feet of living area. The dwellings are 89 or 90 years old and have full unfinished basements. One comparable has central air conditioning, three comparables have a fireplace and each comparable has a 2-car or a 2.5-car garage. The comparables had improvement assessments that ranged from \$33,593 to \$38,155 or from \$16.30 to \$19.13 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

### **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 parties submitted eight suggested comparables for the Board's consideration, none of which were truly similar to the subject. The appellant's comparables were dissimilar in design and/or considerably newer or older in age when compared to subject property. Three of the board of review comparables were considerably smaller in dwelling sizes when compared to the subject's larger dwelling size.

Despite their smaller dwelling sizes, the Board gave greater weight to the board of review comparables. These comparables were closer in age to the subject property and most similar to the subject in location, design, exterior construction, foundation and features. The comparables had improvement assessments that ranged from \$33,593 to \$38,155 or from \$16.30 to \$19.13 per square foot of living area. The subject's improvement assessment of \$41,687 or \$16.98 per square foot of living area is within the range established by these comparables on a per-square-foot basis. The subject's total improvement assessment is above the range of these comparables which appears to be justified due to the subject's newer age and larger dwelling size. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record the Board finds the appellant did not 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



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: April 17, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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