



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

APPELLANT: John Nivasnanda  
DOCKET NO.: 15-25081.001-R-1  
PARCEL NO.: 14-28-311-027-0000

The parties of record before the Property Tax Appeal Board are John Nivasnanda, the appellant, by attorney Katherine Amari O'Dell, of Amari & Locallo 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:** \$30,240  
**IMPR.:** \$106,451  
**TOTAL:** \$136,691

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 is improved with a three-story, mixed-use building of masonry construction. The building is approximately 24 years old and has 8,637 square feet of building area. Features of the building include a commercial unit, six apartment units, a partial unfinished basement, central air conditioning and a three-car garage. The property has a 4,725 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-12 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 with the same assigned neighborhood and classification codes as the subject. The comparables are improved with two or three-story, mixed-use buildings of masonry construction. The buildings are from 27 to 117 years old. The appellant's grid analysis indicates the comparables have features similar to

the subject in varying degrees. The comparable buildings range in size from 6,082 to 10,985 square feet of building area, and their improvement assessments range from \$54,868 to \$94,838 or from \$8.63 to \$10.08 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$74,537 or \$8.63 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$136,691 was disclosed. The subject property has an improvement assessment of \$106,451 or \$12.32 per square foot of building area. The board of review presented descriptions and assessment information on three suggested comparable properties with the same assigned neighborhood and classification codes as the subject. One of the comparables is located in the same block as the subject, and two comparables are located one-quarter mile from the subject property. The comparables are improved with three-story, mixed-use buildings of masonry construction. The buildings are from seven to 129 years old. The board of review's grid analysis indicates the comparables have features similar to the subject in varying degrees. The comparable buildings range in size from 5,352 to 7,019 square feet of building area and their improvement assessments range from \$75,240 to \$97,171 or from \$12.75 to \$14.06 per square foot of building 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 parties presented assessment data on a total of seven suggested comparables. The Board finds that none of the comparables were similar to the subject in all characteristics. The appellant's comparables #2 through #4 and board review of comparables #2 and #3 were significantly older than the subject and received reduced weight in the Board's analysis. The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and board of review comparable #1. Despite differences in building area and foundation, these two comparables were located in the same block as the subject and were also similar to the subject in age and central air conditioning. The appellant's comparable #1 and board of review comparable #1 had improvement assessments of \$8.63 and \$13.84 per square foot of building area. The subject's improvement assessment of \$12.32 per square foot of building area falls between the improvement assessments on a square foot basis of the best comparables in this record. 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

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: June 19, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

John Nivasnanda, by attorney:  
Katherine Amari O'Dell  
Amari & Locallo  
734 North Wells Street  
Chicago, IL 60654

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602