



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

APPELLANT: Petar Bochukov
DOCKET NO.: 15-26253.001-R-1
PARCEL NO.: 02-35-401-034-0000

The parties of record before the Property Tax Appeal Board are Petar Bochukov, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$ 2,404
IMPR.: \$ 17,577
TOTAL: \$ 19,981

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2015 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a one-story dwelling of masonry construction with 1,537 square feet of living area. The dwelling is 25 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 8,743 square foot site, and is located in Rolling Meadows, Palatine Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The subject property was the subject matter of two appeals before the Board in 2013 and 2014 under docket numbers 13-25937.001-R-1 and 14-34228.001-R-1, respectively. In each of those two appeals, the Board rendered a decision lowering the subject's assessment to \$19,981. The appellant submitted eight equity comparables to show that the subject was inequitably assessed.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,749.

In support of the subject's assessment, the board of review submitted four equity comparables.

In rebuttal, the appellant argued that the board of review's comparables were not similar to the subject for various reason.

At hearing, pursuant to 86 Ill.Admin.Code § 1910.55(a), both parties stipulated: 1) that the Board reduced the subject's assessment to \$19,981 for tax years 2013 and 2014; 2) that tax years 2013, 2014, and the instant tax year of 2015 are in the same triennial reassessment period for Palatine Township; and 3) that the subject receives a homeowner's exemption, and is, therefore, owner occupied. In support of these stipulated facts, the parties submitted copies of the Board's decisions for docket numbers 13-25937.001-R-1 and 14-34228.001-R-1, and a printout from the Cook County Property Tax Portal website, showing that the subject received two exemptions for tax year 2014, and three exemptions for tax year 2015.

Conclusion of Law

Section 16-185 of the Illinois Property Tax Code provides, in relevant 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.

35 ILCS 200/16-185. Pursuant to the stipulation of facts made by the parties at the hearing, and the evidence submitted in support thereof, the Board finds: 1) that the Board reduced the subject's assessment to \$19,981 for tax years 2013 and 2014; 2) that tax years 2013, 2014, and the instant tax year of 2015 are in the same triennial reassessment period for Palatine Township; and 3) that the subject receives a homeowner's exemption, and is, therefore, owner occupied. The record contains no evidence indicating that the subject sold in an arm's length transaction subsequent to the Board's 2013 or 2014 decisions, or that the Board's 2013 or 2014 decisions were reversed or modified upon review. For these reasons, the Board finds that a reduction is warranted, and that the subject's assessment shall be reduced to reflect the Board's 2013 and 2014 decisions, plus the application of an equalization factor, if any.

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: July 16, 2019



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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