



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

APPELLANT: Ashwin Jayswal
DOCKET NO.: 15-30572.001-R-1
PARCEL NO.: 07-31-304-021-0000

The parties of record before the Property Tax Appeal Board are Ashwin Jayswal, the appellant, by attorney Jessica Hill-Magiera in Lake Zurich; 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: \$1,731
IMPR.: \$9,369
TOTAL: \$11,100

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 one-story townhouse with 905 square feet of living area of frame and masonry construction. The dwelling was constructed in 1969. Features of the home include partial basement improved with a recreation room, central air conditioning, a fireplace and a one-car attached garage. The property has a 5,327 square foot site and is located in Hanover Park, Schaumburg Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales improved with one-story townhomes that have either 905 or 951 square feet of living area. The dwellings were constructed from 1967 to 1971. Each comparable has a full or partial basement finished with a recreation room, central air conditioning and a one-car attached garage. The comparables are located from .08 of a mile to .89 of a mile from the subject property. The comparables sold from December 2013 to

October 2015 for prices ranging from \$106,100 to \$124,900 or from \$111.57 to \$131.34 per square foot of living area. The analysis included adjustments to the comparables for differences from the subject property to arrive at "equalized" sales prices ranging from \$91,736 to \$114,800. Based on this evidence appellant requested the subject's assessment be reduced to \$10,964.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$21,030. The subject's assessment reflects a market value of \$210,300 or \$232.38 per square foot of living area, including land, when applying Cook County Real Property Assessment Classification Ordinance for class 2-95 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that were improved with one-story dwellings of frame and masonry construction that each had 905 square feet of living area. The comparables had improvement assessments ranging from \$8,743 to \$19,170 or from \$9.66 to \$21.18 per square foot of living area. The subject property has an improvement assessment of \$19,299 or \$21.32 per square foot of living area. The board of review proposed to stipulate to a revised improvement assessment of \$17,195 resulting in a reduced total assessment of \$18,926.

The appellant rejected the board of review proposed assessment and noted that comparables #1, #2 and #3 provided by the board of review had not sold while board of review comparable #4 is the same property as appellant's comparable #3 that sold in December 2013 for a price of \$109,000.

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 met this burden of proof and a reduction in the subject's assessment warranted.

The Board finds the only evidence of market value to be the comparables sales provided by the appellant. These comparables had varying degrees of similarity to the subject property and sold for prices ranging from \$106,100 to \$124,900 or from \$111.57 to \$131.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$210,300 or \$232.38 per square foot of living area, including land, which is above the range established by the only comparable sales in this record. The board of review submitted no market data to refute the appellant's overvaluation argument or to support market value reflected by the subject's assessment. Based on this evidence the Board finds a reduction in the subject's assessment is 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(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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



Acting 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: September 22, 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 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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