



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

APPELLANT: Srini Chari
DOCKET NO.: 18-39038.001-R-1
PARCEL NO.: 10-18-324-030-0000

The parties of record before the Property Tax Appeal Board are Srini Chari, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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 **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: \$6,543
IMPR.: \$8,998
TOTAL: \$15,541

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 2018 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 dwelling of frame construction with 640 square feet of living area. The dwelling is approximately 87 years old. Features of the home include a partial unfinished basement. The property has a 7,932 square foot site located in Morton Grove, Niles Township, Cook County. The dwelling is not owner-occupied. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with class 2-02 dwellings of frame or frame and masonry exterior construction ranging in size from 720 to 976 square feet of living area. The dwellings range in

age from 64 to 98 years old. Each comparable has a partial unfinished basement and a 1-car or a 1.5-car garage. One comparable has central air conditioning. The comparables have improvement assessments ranging from \$7,784 to \$14,800 or from \$10.81 to \$15.47 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$8,998 or \$14.06 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 \$28,810. The subject property has an improvement assessment of \$22,267 or \$34.79 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with three, 1-story and one, 1.5-story class 2-02 dwellings of masonry exterior construction ranging in size from 783 to 990 square feet of living area. The dwellings range in age from 65 to 68 years old. The comparables have full basements with one having finished area. Two comparables each have central air conditioning. Two comparables each have one fireplace. Each comparable has a 1.5-car or a 2-cr garage. The comparables have improvement assessments ranging from \$16,182 to \$24,103 or from \$20.13 to \$24.35 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

Conclusion of Law

The appellant 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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted eight suggested comparables for the Board's consideration. The Board finds each of the parties' comparables is dissimilar to the subject in age and/or dwelling size. These comparables have varying degrees of similarity in design and/or class when compared to the subject. The comparables have improvement assessments ranging from \$7,784 to \$24,103 or from \$10.81 to \$24.35 per square foot of living area. The subject's improvement assessment of \$22,267 or \$34.79 per square foot of living area falls within the range established by the comparables in this record on an overall improvement assessment basis but falls above the range on a per square foot basis. The Board finds the subject's assessment is excessive considering its smaller dwelling size, dissimilar age, lack of a garage and/or differences in other features in contrast to the comparables in this record which are all superior to the subject in dwelling size and garage amenity that is not a feature of the subject. After considering adjustments to the comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment based on inequity and commensurate with the appellant's request is warranted.

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: September 21, 2021



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

Srini Chari, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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