



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

APPELLANT: Gautam Lamba  
DOCKET NO.: 19-33933.001-R-1  
PARCEL NO.: 04-29-100-171-0000

The parties of record before the Property Tax Appeal Board are Gautam Lamba, the appellant; 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:** \$11,968  
**IMPR.:** \$37,632  
**TOTAL:** \$49,600

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 2019 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 two-story dwelling of frame and masonry exterior construction with 2,891 square feet of living area. The dwelling was constructed in 1989. Features of the home include a part crawl space and part unfinished basement foundation, central air conditioning, a fireplace and a two-car garage. The property has a 9,974-square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 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 completed Section IV – Recent Sale Data and reported that the subject property was purchased on October 18, 2018 for a price of \$496,000. The appellant further reported that the parties to the transaction were not related; the property was sold through a realtor; and the property was advertised through the local newspaper and Multiple Listing Service (MLS) for a period of 4 months. In further support of the appeal, the appellant provided a copy of the settlement statement associated with the sale of the subject reiterating the purchase price, date of purchase/sale, and depicting broker's fees being distributed to two entities. In further support of

the appeal, the appellant submitted information and a grid analysis of the subject property and three comparable sales located within .8 of a mile from the subject and within the same neighborhood code as assigned to the subject by the local assessor. The comparables have lots ranging in size from 10,020 to 12,416 square feet of land area and are improved with two-story dwellings of frame or frame and masonry exterior construction ranging in size from 2,505 to 3,696 square feet of living area. The homes each feature a full or partial basement with one having a formal rec. room. Other features of each home include central air-conditioning, a fireplace, and a two-car garage. The comparables sold in April or October 2019 for prices ranging from \$405,000 to \$475,000 or from \$109.57 to \$186.78 per square foot of living area, including land. The appellant also submitted property information sheets extracted from the Northfield Township Assessor's website on the three comparables, in addition to photographs of the subject and the three comparables. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$56,975. The subject's assessment reflects a market value of \$569,750 or \$197.08 per square foot of living area, land included, when applying the level of assessment for class 2 properties of 10% as determined by the Cook County classification ordinance.

In support of its contention of the correct assessment, the board of review submitted information in a grid analysis for the subject property and four comparable sales located within the same subdivision code as is assigned to the subject property by the local assessor. The comparable properties have lots ranging in size from 10,020 to 13,832 and are improved with two-story dwellings of frame or masonry exterior construction ranging in size from 2,543 to 3,574 square feet of living area. The dwellings range in age from 10 to 32 years old. The comparables each feature a full, unfinished basement, central air conditioning, a fireplace, and a two-car garage. The properties sold from November 2016 to September 2018 for prices ranging from \$555,000 to \$775,000 or from \$204.12 to \$223.43 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant submitted a letter arguing that the subject property is older in age than the board of review comparables and also provided two additional comparable sales.

### **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 is warranted.

Initially, the Board finds that Section 1910.66(c) of the rules of the Property Tax Appeal Board provides that rebuttal evidence shall not consist of new evidence such as newly discovered comparable properties. (86 Ill.Admin.Code §1910.66(c)). In light of this rule, the Property Tax Appeal Board has not considered the new evidence submitted by appellant in conjunction with

his rebuttal argument.

The Board finds the best evidence of market value in the record to be the purchase of the subject property in October 18, 2018 for a price of \$496,000 which occurred within 2 ½ months from the January 1, 2019 assessment date at issue. The appellant provided evidence demonstrating the sale had the elements of an arm's-length transaction which was not contested by the board of review. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor and that the property had been advertised on the open market through the Multiple Listing Service for 4 months. In further support of the transaction, the appellant submitted a copy of the settlement statement associated with the sale reiterating the purchase price, date of sale, and depicting broker's fees were distributed to two entities. The Board finds the board of review did not present any evidence to challenge the arm's-length nature of the subject's sale transaction. Furthermore, the Board finds the purchase price of \$496,000 is below the market value reflected by the assessment of \$569,750.

A contemporaneous sale between two parties dealing at arm's length is not only relevant to the question of fair cash value but practically conclusive on the issue on whether the assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967). Furthermore, the sale of a property during the tax year in question is a relevant factor in considering the validity of the assessment. Rosewell v. 2626 Lakeview Limited Partnership, 120 Ill.App.3d 369, 375 (1<sup>st</sup> Dist. 1983).

Finally, the Board gave less weight to board of review comparable sales #1, #3, and #4 based on their newer age when compared to the subject, and comparable sales #3 and #4 occurred in 2017 and 2016, respectively, dates less likely to be reflective of the subject's market value as of the January 1, 2019 assessment date. Based on the evidence in the record and pursuant to the aforementioned controlling Illinois case law, the Board finds that board of review comparable #2, the most similar comparable to the subject, does not overcome the subject's arm's-length sale which occurred within three months of the January 1, 2019 assessment date at issue.

Based on this record, the Board finds the subject's assessment is not reflective of market value and a reduction in the subject's assessment commensurate with the appellant's request 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(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: March 16, 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

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