



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

APPELLANT: Pujara Investments LLC  
DOCKET NO.: 19-52073.001-R-1  
PARCEL NO.: 06-27-405-006-0000

The parties of record before the Property Tax Appeal Board are Pujara Investments LLC, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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:** \$1,392  
**IMPR.:** \$10,310  
**TOTAL:** \$11,702

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 51-year-old, two-story, single-family dwelling of frame construction with 1,034 square feet of living area. Features of the home include a full basement with a recreation room and central air conditioning. The property has a 1,160 square foot site and is located in Streamwood, Hanover 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 four comparable sales. The comparable properties sold between February 2017 and May 2019. The comparable properties all contained 1,131 square feet of living area and ranged: in price between \$94,500 to \$113,500; and between \$83.55 to \$100.35 in sale price per square foot, including land. Based on this evidence, appellant requested a reduction in the subject's assessment to \$8,640.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,702. The subject's assessment reflects a market value of \$117,020 or \$113.17 in market value per square foot of living area, including land, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four suggested sales comparables, three of which are located within a block of the subject property. The comparables sold between December 2018 and October 2019 and ranged in price from \$129,000 to \$170,000 and between \$122.02 to \$201.88 in sale price per square foot, land included.

In rebuttal, the appellant argued that the board of review's four suggested comparable properties were in the same homeowner's association as the subject. The appellant argued that the board of review's reliance on its four suggested properties was contrary to the holding in Pace Realty v. Property Tax Appeal Bd., 306 Ill. App. 3d 718 (2<sup>nd</sup> Dist. 1999), because those properties received the same assessment as the subject as part of the same homeowner's association. The appellant argued that, as a matter of law according to Pace Realty, these suggested properties should not be considered by the Board to determine assessment inequity of the subject. The appellant reaffirmed the request for an assessment reduction.

The matter was set for a hearing before an Administrative Law Judge on March 26, 2024. On March 26, 2024, however, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been submitted.

### **Conclusions of Law**

The taxpayer asserts that 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 did not meet this burden of proof and a reduction in the subject's assessment on this basis is not warranted.

This Board determines that Pace Realty is inapplicable. The appellant's basis for appeal is comparable sales, not assessment equity. Pace Realty is applicable in an assessment equity case. Here, where the issue is overvaluation, townhomes that sold in the subject's own association can be the best indicator of the subject property's valuation. Appellant's own brief refers to Pace Realty's holding, finding it erroneous to rely on an assessment of identical row houses to self-validate the assessment of another. This situation is distinguishable in that appellant is not appealing based on assessment, but rather overvaluation.

The Board concludes that the best evidence of the subject's market value is the appellant's comparables #1 through #4 and the board of review's comparable #1. These comparables are nearly identical to the subject property in construction, design, characteristics, amenities and location. These comparables sold between February 2017 and May 2019, for amounts ranging from \$83.55 to \$164.41 per square foot of living area, land included. The subject property's assessment reflects a market value of \$117,020, land included, or \$113.17 per square foot of living area, which is within the range established by the best comparables in the record. Accordingly, the Board determines that the appellant has not established by a preponderance of the evidence that the subject property was overvalued. Based on the evidence, the Board therefore finds that a reduction in the subject's assessment on this basis 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



\_\_\_\_\_  
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 18, 2024



\_\_\_\_\_  
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

Pujara Investments LLC, by attorney:  
Stephanie Park  
Park & Longstreet, P.C.  
1620 W Colonial Pkwy.  
Inverness, IL 60067

COUNTY

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