



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

APPELLANT: Krishna Nimmagadda  
DOCKET NO.: 20-36609.001-R-1  
PARCEL NO.: 29-30-126-047-0000

The parties of record before the Property Tax Appeal Board are Krishna Nimmagadda, the appellant, by Jessica Hill-Magiera, Attorney at Law, 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:** \$1,860  
**IMPR.:** \$3,090  
**TOTAL:** \$4,950

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 2020 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 1.5-story single-family dwelling of frame exterior construction with 1,168 square feet of living area. The dwelling is approximately 65 years old. Features of the home include a full unfinished basement. The property has a 6,200 square foot site and is located in Hazel Crest, Thornton Township, Cook County. The subject is classified as a class 2-03 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 three suggested comparable sales located in the same neighborhood code as the subject and within .69 of a mile from the subject. The comparable parcels range in size from 4,092 to 7,650 square feet of land area and are each improved with a 1.5-story single-family dwelling. The homes were built between 1947 and 1950 and range in size from 1,142 to 1,393 square feet of living area. Each comparable has a full basement, one of

which has a recreation room. Comparable #2 has a fireplace and comparable #3 has a one-car garage. The comparables sold from January to August 2020 for prices of either \$37,000 or \$37,500 or from \$26.56 to \$32.40 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$3,702.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,130. The subject's assessment reflects a market value of \$51,300 or \$43.92 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject and ¼ of a mile from the subject. The parcels range in size from 4,650 to 6,200 square feet of land area and each is improved with a class 2-03 one-story dwelling of frame or masonry exterior construction. The homes range in age from 58 to 98 years old and range in size from 1,050 to 1,127 square feet of living area. Comparable #1 has a concrete slab foundation and three comparables have full unfinished basements. Two comparables each have either a 1.5-car or a 3-car garage. The comparables sold from December 2017 to August 2020 for prices ranging from \$111,402 to \$173,398 or from \$104.41 to \$165.14 per square foot of living area, including land.

As part of the board of review grid analysis, the board of review reported that the subject property was sold in June 2018 for \$49,500 or \$42.38 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, counsel for the appellant criticized each of the board of review comparables for differing in design (one-story) versus the subject's 1.5-story design and differences in age when compared to the subject. Furthermore, three of the sales occurred in either 2017 or 2018 and were criticized for being remote in time to the lien date as issue. The appellant did not refute the reported 2018 sale of the subject property for \$49,500.

### **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 record evidence in this appeal establishes that a reduction in the subject's assessment is warranted.

The parties submitted a total of seven suggested comparable sales and the board of review also reported the 2018 sale of the subject property which was not refuted. The Board has given reduced weight to the comparable sales in the record. Appellant's comparable #2 has finished basement area which is not a feature of the subject and comparables #1 and #3 each have smaller lots than the subject and comparable #3 has a garage amenity, which is not a feature of the subject. The Board has given reduced weight to the board of review comparable sales as each

dwelling differs in design from the subject, three homes are significantly older than the subject, two comparables have smaller lots than the subject and comparable #1 has a different foundation type than the subject. In addition, comparables #1 and #3 each have a garage amenity, not a feature of the subject and comparable #3 sold at a date most remote from the lien date at issue of January 1, 2020. Furthermore, the Board finds that the reported 2018 sales price of the subject of \$49,500 is significantly below the 2018 and 2020 sales prices of board of review comparables #1, #2 and #4, suggesting that these properties are not truly comparable to one another given their differing recent market values.

On this limited record, the Board finds the best evidence of market value to be reported June 2018 sale price of the subject property of \$49,500 which was not refuted by the appellant. In the absence of any challenge by either the board of review or the appellant to the arm's length nature of the subject's 2018 sale price, the Board finds the best evidence of the market value of the subject property in this record to be the purchase of the property in June 2018 for a price of \$49,500. The Property Tax Appeal Board finds the undisputed reported purchase price is below the market value for the subject property reflected by its assessment of \$51,300. 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). Based on this record and applying the foregoing case law, the Board has given reduced weight to the comparable sales evidence presented by both parties in this record.

In conclusion, the Board finds the best market value in the record is that the subject property had a market value of \$49,500 as of January 1, 2020. Since market value has been determined the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply and a reduction in the subject's assessment is warranted. 86 Ill.Admin.Code §1910.50(c)(2)

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

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, 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

Krishna Nimmagadda, by attorney:  
Jessica Hill-Magiera  
Attorney at Law  
790 Harvest Drive  
Lake Zurich, IL 60047

COUNTY

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