



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

APPELLANT: Vishal Bhandari
DOCKET NO.: 20-40274.001-R-1
PARCEL NO.: 18-05-417-013-0000

The parties of record before the Property Tax Appeal Board are Vishal Bhandari, the appellant, by attorney Eric Feldman of Eric Feldman & Assoc. P.C. 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 **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: \$8,120
IMPR.: \$89,079
TOTAL: \$97,199

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 is improved with two-story dwelling of stucco exterior construction containing 3,684 square feet of living area. The dwelling is approximately 13 years old. Features of the home include a full unfinished basement, central air conditioning, two fireplaces, four full bathrooms, two half-bathrooms, and a three-car attached garage. The property has an 11,200 square foot site located in LaGrange, Lyons 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 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 improved with two-story dwellings of frame, stucco, or frame and masonry exterior construction that range in size from 3,504 to 3,710 square feet of living area. The homes range

in age from 12 to 19 years old. Each comparable has a full basement with one having finished area, central air conditioning, one or two fireplaces, 3½ or 4½ bathrooms, and a two-car attached or detached garage. The appellant described the subject as having a full unfinished attic with comparables #1, #2 and #3 having a full or partial attic with two having living area. The comparables have the same classification code and neighborhood code as the subject property and are located from approximately .10 to .69 of a mile from the subject. Their improvement assessments range from \$75,084 to \$80,506 or from \$20.60 to \$21.70 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$78,617.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,199. The subject property has an improvement assessment of \$89,079 or \$24.18 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables improved with two-story dwellings of stucco, frame or masonry exterior construction that range in size from 3,133 to 3,602 square feet of living area. The homes range in age from 15 to 19 years old. Each comparable has a full unfinished basement, central air conditioning, one or two fireplaces, 2½ or 3½ bathrooms, and a two-car garage. The comparables have the same classification code and neighborhood code as the subject property. The board of review indicated the comparables are located within the same block as the subject property. Their improvement assessments range from \$79,200 to \$94,907 or from \$24.39 to \$26.99 per square foot of living area.

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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on eight comparables to support their respective positions. The comparables have the same classification code and neighborhood code as the subject and are improved with homes similar to the subject in size, age and relative features. The Board finds, however, based on the property index numbers (PINs) associated with the subject and the comparables, the properties submitted by the board of review are more similar to the subject in location than are the comparables provided by the appellant. Based on this record the Board gives more weight to the comparables provided by the board of review than to those provided by the appellant. The board of review comparables have fewer bathrooms than the subject, smaller garages than the subject, and three have one less fireplace than the subject, indicating that each comparable would require an upward adjustment to make them more equivalent to the subject property. Their improvement assessments range from \$79,200 to \$94,907 or from \$24.39 to \$26.99 per square foot of living area. The subject's improvement assessment of \$89,079 or \$24.18 per square foot of living area falls within the overall range but below the range on a

square foot of living area basis established by the best comparables in this record demonstrating the subject is not being inequitably assessed. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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: May 21, 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

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