



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

APPELLANT: Thomas Kochuveettil
DOCKET NO.: 22-48316.001-R-1
PARCEL NO.: 10-18-114-023-0000

The parties of record before the Property Tax Appeal Board are Thomas Kochuveettil, the appellant, by Amy C. Floyd, Attorney at Law 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: \$8,101
IMPR.: \$64,898
TOTAL: \$72,999

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 2022 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 masonry exterior construction with 3,599 square feet of living area. The dwelling is approximately 17 years old. Features of the home include a full unfinished basement, 3½ bathrooms, central air conditioning, a fireplace and a two-car garage. The property has a 6,232 square foot site and is located in Morton Grove, Niles 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 as the basis of the appeal. In support of this argument, the appellant submitted information on four comparables that have the same property classification code and assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of frame or masonry exterior construction ranging in size from 3,221 to 3,749 square feet of living area. The dwellings are from 16 to 19 years old. The

comparables each have a full basement with the finished basement area reported as "N/A." Each comparable has 2½ or 3½ bathrooms, central air conditioning, a fireplace and a two-car garage. The comparables have improvement assessments ranging from \$45,440 to \$54,896 or from \$13.40 to \$16.01 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$51,178 or \$14.22 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the Cook County Board of Review decision for the 2022 tax year disclosing the total assessment for the subject of \$72,999. The subject property has an improvement assessment of \$64,898 or \$18.03 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three comparables that have the same property classification code and assessment neighborhood code as the subject. The comparables are located within the same block as the subject property, one of which is also along the same street as the subject. The comparables are improved with two-story dwellings of masonry exterior construction ranging in size from 3,009 to 3,540 square feet of living area. The dwellings are from 14 to 18 years old. The comparables each have a full basement, one of which has finished area. Each comparable has 3½ bathrooms, central air conditioning, one or two fireplaces and a two-car garage. The comparables have improvement assessments ranging from \$57,469 to \$65,892 or from \$18.38 to \$19.10 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer 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 seven comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparable #4 and board of review comparable #3 which are less similar to the subject in dwelling size than are other comparables in the record.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2 and #3, along with board of review comparables #1 and #2, which are similar to the subject in location, dwelling size, design, age and some features. The comparables have improvement assessments ranging from \$45,440 to \$65,892 or from \$13.40 to \$18.73 per square foot of living area. The board of review comparables are located in closer proximity to the subject and are most similar in dwelling size and have improvement assessments of \$65,066 and \$65,892 or \$18.38 and \$18.73 per square foot of living area, respectively. The subject's improvement assessment of \$64,898 or \$18.03 per square foot of living area falls within the range established

by the best comparables in the record and below the two board of review comparables that are located closest to the subject and are most similar in dwelling size. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record, the Board finds 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: _____

September 16, 2025



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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