FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Ganesh Subramanian
DOCKET NO.: 23-20663.001-C-1
PARCEL NO.: 06-24-407-003-0000

The parties of record before the Property Tax Appeal Board are Ganesh Subramanian, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; 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:	$249,774
IMPR.:	$100,226
TOTAL:	$350,000

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2023 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 an 83,258 square foot parcel of land improved with 40-year-old, one-story, commercial, banquet hall building containing 18,623 square feet of building area. The property is located in Streamwood, Hanover Township, Cook County and is classified as a class 5 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and a contention of law as the bases of the appeal. In support of this argument, the appellant submitted an appraisal which estimated the subject's market value as of January 1, 2022, of $1,400,000. The appraiser utilized the income and sales comparison approaches to value to estimate the subject's market value. The appraisal disclosed the subject was inspected on July 22, 2022 and opined its highest and best use as its present use.

Under the sales comparison approach, the appraiser analyzed five comparables in arriving at the estimate of value. The sales properties are described as one-story, masonry, commercial, restaurant/banquet hall buildings containing from 7,538 to 17,000 square feet of building area. They sold from June 2021 to May 2022 for prices ranging from $719,000 to $1,000,000 or from $52.94 to $102.04 per square foot of building area. After making adjustments for pertinent factors, the appraiser opined a value for the subject under the sales comparison approach of $75 per square foot of building area or $1,400,000, rounded.

Under the income approach, the appraiser analyzed five industrial comparables to determine the subject's rental rate of $10.00 per square foot of building area for a potential gross income of $186,230. The appraiser applied a vacancy and collection rate of 12.5% to arrive at an effective gross income of $162,951. Expenses were estimated at $15,946 to arrive at a net operating income of 147,005.

In determining a capitalization rate (cap rate), the appraiser reviewed surveys and utilized the band of investment method to estimate a cap rate of 9.5% which was loaded to 10.62% account for the taxes to arrive at a value for the subject under the income approach of $1,380,000, rounded.

In reconciling the approaches, the appraiser gave the sales comparison approach significant consideration with the income approach receiving secondary consideration to estimate a value for the subject as of January 1, 2022 of $1,400,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of $442,296 which reflects a market value of $1,769,184 using the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%. No further evidence was submitted.

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 best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser utilized the income and sales comparison approaches to value in determining the subject's market value. The current assessment reflects a market value above this value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser inspected the subject, reviewed the property's history, and used similar properties in the sales comparison approach. Therefore, the Board finds the subject property's market value of $1,400,000 as of the assessment date at issue. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25% shall apply.

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:

C E R T I F I C A T I O N

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: November 17, 2026

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 9-215 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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