FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Justin Bedi
DOCKET NO.: 24-24758.001-R-1
PARCEL NO.: 13-36-414-054-0000

The parties of record before the Property Tax Appeal Board are Justin Bedi, the appellant, by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. 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:	$19,695
IMPR.:	$117,305
TOTAL:	$137,000

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 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 2-story dwelling of frame exterior construction with 2,498 square feet of living area that is approximately 8 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 2½-car garage. The property has an approximately 3,517 square foot site and is located in Chicago, West Chicago 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 five equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story or 3-story class 2-78 dwellings of frame or frame and masonry exterior construction ranging in size from 2,300 to 2,727 square feet of living area. The

homes range from 0 to 30 years old. Each comparable has a basement, with three having finished area. Four dwellings have central air conditioning, two homes each have one fireplace and each comparable has a 2-car garage. The comparables have improvement assessments ranging from $52,500 to $70,787 or from $22.83 to $26.19 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to $59,877 or $23.97 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $137,000. The subject property has an improvement assessment of $117,305 or $46.96 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, one of which is located in the same assessment neighborhood code and same block as the subject property. The Property Index Numbers (PINs) of board of review comparables #2, #3 and #4 begin with 14-31, while the subject PIN begins with 13-36, indicating these comparables are located in a different part of the township than the subject. The comparables are improved with 2-story class 2-78 dwellings of frame exterior construction ranging in size from 2,264 to 2,498 square feet of living area. The homes are from 5 to 11 years old. Each comparable has a basement with finished area, central air conditioning and a 2-car or a 2½-car garage. Three dwellings have either one or two fireplaces. The comparables have improvement assessments ranging from $112,120 to $122,936 or from $47.36 to $51.29 per square foot of living area.

The board of review's grid analysis also disclosed the subject property sold in May 2023 for a price of $1,475,000. The board of review included comments in their Notes on Appeal arguing the subject's 2023 purchase price supports a higher total assessed value than the subject's 2024 current total assessment. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine equity comparables for the Board's consideration. The Board gives reduced weight to appellant comparables #1, #2 and #3 along with board of review comparables #2, #3 and #4 which are less similar to the subject in location, age and/or design.

The Board finds the best evidence of assessment equity to be appellant comparables #4 and #5 and board of review comparable #1 which are more similar to the subject in location, age, design, dwelling size and features. The Board notes board of review comparable #1 is nearly identical to the subject. These best comparables have improvement assessments ranging from $70,000 to $118,294 or from $25.96 to $47.36 per square foot of living area. The subject's

improvement assessment of $117,305 or $46.96 per square foot of living area falls within the range established by the best comparables in this record. Furthermore, the subject's improvement assessment is well supported by board of review comparable #1, the most similar comparable in the record. 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 and a reduction in the subject's assessment is not justified.

As a final point, the subject property sold in May 2023 for a price of $1,475,000. The subject's 2024 total assessment reflects a market value of $1,370,000, well below the subject's 2023 purchase price, which suggests the subject may be under-assessed, relative to the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

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

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