



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

APPELLANT: Aamir Bandukda  
DOCKET NO.: 21-05656.001-I-1  
PARCEL NO.: 09-25-401-030

The parties of record before the Property Tax Appeal Board are Aamir Bandukda, the appellant, by attorney Franco A. Coladipietro, of Amari & Locallo in Bloomingdale; and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$27,637  
**IMPR.:** \$87,820  
**TOTAL:** \$115,457

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Kane County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 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 one-story, industrial condominium unit of tilt-up masonry exterior construction with 4,473 square feet of building area. The unit was constructed in 2000 and contains approximately 1,067 square feet of heated office area and 3,406 square feet of warehouse area. Features of the property include 16 foot ceiling height, interior sprinkler system, and an asphalt parking lot. The property has a 13,099 square foot site or 2.9:1 land-to-building ratio and is located in St. Charles, St. Charles Township, Kane County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on June 30, 2020 for a price of \$250,000. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold with help from a Realtor and was advertised in the Multiple Listing Service (MLS) for a period of

approximately one year. The appellant submitted a copy of the settlement statement which reported commissions were paid to real estate agents. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,457 which reflects a market value of \$346,406 or \$77.44 per square foot of building area, land included, when using the 2021 three year average median level of assessment for Kane County of 33.33% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted copies of the Parcel Information Report from Kane County, an aerial plat of the subject property, the General Parcel Information sheet from the St. Charles Assessor's website and information on seven comparable sales located in St. Charles. The comparables have sites ranging in size from 6,536 to 50,733 square feet of land area or land-to-building ratios ranging from 2.6:1 to 5.3:1. The sites are improved with one-story buildings ranging in size from 1,500 to 10,380 square feet of building area that were built from 1975 to 2006. The comparables have brick or tilt-up masonry construction, a mixture of both office and warehouse space, ceiling heights ranging from 16 to 24 feet and an interior sprinkler system. The properties sold from January 2017 to October 2020 for prices ranging from \$120,000 to \$750,000 or from \$59.90 to \$111.40 per square foot of building area, land included.

The Parcel Information Report disclosed a sale date for the subject property of June 16, 2020 for a price of \$250,000 with a transfer via Warranty Deed. The St. Charles Assessor General Parcel Information sheet describes the subject's purchase transaction as "Property Not advertised for sale" with no supporting documentation submitted. Pursuant to Section 1910.90(i), the Property Tax Appeal Board takes official notice the subject property was the subject of a decision before this Board for the 2020 tax year under docket number 20-01837. In that appeal, the Property Tax Appeal Board found that the subject property had not been advertised for sale.

Based on this evidence, the board of review requested the subject's assessment be confirmed.

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

The Board gives less weight to the sale of the subject property. The Board takes notice the Property Tax Appeal Board issued a decision under docket number 20-01837 in which it was disclosed the subject's June 2020 sale had not been listed on the open market and therefore lacks one of the elements of an arm's length transaction. Furthermore, the appellant did not refute the board of review's comment indicating the June 2020 sale of the subject property was not an advertised sale.

The board of review submitted seven comparable sales for the Board's consideration. The Board gives less weight to comparables #1 through #4 due to differences with the subject in gross building area and sale dates that are less proximate to the January 1, 2021 assessment date than other properties in the record. The Board finds the best evidence of market value in the record to be board of review comparables #5, #6 and #7 which sold closer to the assessment date at issue and are more similar to the subject in location, land-to-building ratio, construction style and other features. The comparables sold for prices ranging from \$230,000 to \$665,000 or from \$92.00 to \$111.40 per square foot of building area, including land. The subject's assessment reflects a market value of \$346,406 or \$77.44 per square foot of building area, including land, which falls within the range established by the best comparable sales in this record on an overall market value basis and below the range on a per square foot basis. Based on this record and in light of the comparable sales data, 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 19, 2023



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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