



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

APPELLANT: Bapu P. Arekapudi
DOCKET NO.: 05-23568.001-C-1
PARCEL NO.: 14-29-401-031-0000

The parties of record before the Property Tax Appeal Board are Bapu P. Arekapudi, the appellant, by attorney Patrick J. Cullerton, of Thompson Coburn Fagel Haber in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$47,500
IMPR.: \$11,016
TOTAL: \$58,516

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is situated on a 3,125 square foot parcel and has been improved with a commercial building containing 1,800 square feet of building area. The building is 22 years old. Features include 575 square feet of garage space. The property is located in Chicago, Lakeview Township, Cook County.

The appellant in this appeal submitted documentation contending that the size of the improvement was erroneous. Appellant also completed the appeal form noting lack of uniformity in assessment along with data on three suggested comparable properties, one of which was located immediately adjacent to the subject.

As to the size of the subject improvement, appellant contended the building contains 1,800 square feet of building area and not the 2,375 square feet reported on the assessor's records.

Two comparables were described as one-story stores with a 5-17 classification like the subject. These comparables contained

1,790 and 2,229 square feet of building area, respectively, and were said to be 7 and 9 years old. These comparables had 2005 total assessments of \$72,460 and \$95,227, respectively. The neighboring comparable property, said to be 8 years old, was divided into commercial space on the main floor and condominiums above. The comparable's main floor was of the same construction and size as the subject property according to appellant's brief, but has an estimated fair market value lower than the subject on a per square foot basis. This comparable, like the subject, is a Class 5-17 property and has a total assessment of \$54,999 whereas the subject has a total assessment of \$108,300.

Based on this evidence, the appellant requested a total assessment for the subject property of \$58,516.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessment of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the assessment of the subject property.

The Board finds the range of total assessments established by the most similar comparables contained in this record is \$54,999 to \$95,227 whereas the subject has a total assessment of \$108,300 which is above the range of the most similar comparables presented in this matter.

The board of review did not submit any evidence in support of its assessment of the subject property or to refute the evidence presented by the appellant as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board. The Property Tax Appeal Board has examined the information submitted by the appellant and finds, based on this limited evidence that was not refuted, a change in the assessment of the subject property's improvement is warranted.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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 25, 2009

Allen Castrovillari

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 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 the subsequent year 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.

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.