



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

APPELLANT: Shankar Iyer  
DOCKET NO.: 06-26069.001-R-1  
PARCEL NO.: 14-20-307-003-0000

The parties of record before the Property Tax Appeal Board are Shankar Iyer, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; 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: \$16,141  
IMPR.: \$49,586  
TOTAL: \$65,727**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 3,720 square foot parcel of land improved with a 98-year old, two-story, masonry, multi-family dwelling containing 2,328 square feet of living area, two and one-half baths, and a full, unfinished basement. The appellant argued unequal treatment in the assessment process as the basis of the appeal.

In support of the equity argument, the appellant, via counsel, submitted information on a total of 12 properties suggested as comparable and located within the subject's neighborhood. The properties are described as two-story, masonry or frame, multi-family dwellings with between two and three and one-half baths and a full basement with one finished. The properties range: in age from 88 to 108 years; in size from 2,222 to 2,430 square feet of living area; and in improvement assessments from \$15.13 to \$21.30 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$80,999 was disclosed. The property characteristic card indicates there was a homestead improvement exemption on the property beginning in 2003. The improvement's assessed value with the exemption applied was \$64,858 or \$27.86 per square foot of living area. In support of the subject's assessment, the board of review presented the property characteristic printout for the subject as well as the documentation the appellant presented at the board level hearing. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 a reduction in the subject's assessment is warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has met this burden.

The appellant submitted a total of eight properties suggested as comparable to the subject. The PTAB finds all the comparables with the exception of comparable #4 similar to the subject in design, size, construction, and age. These properties are masonry, two-story, multi-family dwellings located in the subject's neighborhood. The properties range: in age from 88 to 108 years; in size from 2,222 to 2,430 square feet of living area; and in improvement assessments from \$15.13 to \$21.30 per square foot of living area. Because the subject has a homestead improvement exemption, the increased value due to the rebuild is not to be included in establishing the assessed value of the improvement for four years after the date the rebuild was complete. 35 ILCS 200/15-180. Therefore, the subject's improvement assessment with the exemption applied of \$27.86 per square foot of living area is above the range of the comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported and a reduction in the subject's assessment 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 M. Louie*

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: January 21, 2011

*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.