



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

APPELLANT: Bhaskar Manda  
DOCKET NO.: 07-27362.001-R-1  
PARCEL NO.: 13-26-411-026-0000

The parties of record before the Property Tax Appeal Board are Bhaskar Manda, the appellant, by attorney Joel R. Monarch in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$7,380  
IMPR.: \$24,472  
TOTAL: \$31,852**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 3,075 square foot parcel of land improved with a one-story dwelling of masonry construction containing 1,064 square feet of living area. The dwelling is 40 years old. Features of the home include a full unfinished basement, one bath, and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant, through counsel, submitted information on four comparable properties described as one-story masonry dwellings that range in age from 9 to 41 years old. The comparable dwellings range in size from 1,080 to 1,300 square feet of living area. Features include full basements, 1 to 1.5 baths, and 2-car garages. One of the comparables has air conditioning, and comparable #4 has some recreation room finish in the basement. All of the comparables are in the subject's neighborhood code, and all are classified the same as the subject. The comparables have improvement assessments ranging from \$20,727 to \$23,156 or from \$17.07 to \$21.44 per square foot of living area. The subject's improvement assessment is \$23.00 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 final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of one-story masonry dwellings that range in age from 42 to 47 years old. The dwellings range in size from 1,000 to 1,104 square feet of living area. Features include full basements, 1 bathroom, and 2-car garages. Three of the four comparables have some recreation room finish in the basement. All of the board of reviews' comparables are located in the subject's neighborhood code. The suggested comparables have improvement assessments ranging from \$25,125 to \$26,071 or from \$23.62 to \$25.16 per square foot of living area. 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 not 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 not met this burden.

The Board finds this record contains assessment equity information for eight suggested comparables. The Board places less weight on appellant's comparables #3 and #4. Both of these comparables are considerably newer than the subject, and comparable #3's improvement is over 20% larger than the subject property. The Board finds the remaining six comparables submitted by both parties are similar to the subject in location, size, style, exterior construction, features and age. These comparables had improvement assessments that ranged from \$17.69 to \$25.16 per square foot of living area with the most similar comparable overall to the subject assessed at \$23.62. The subject's improvement assessment of \$23.00 per square foot of living area is within the range established by the most similar comparables. Three of the comparables had some recreation room finish that the subject does not have. These properties are assessed at \$24.50, \$25.13, and \$25.16 per square foot. The subject should be, and is, assessed lower than these properties. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Property Tax Appeal Board finds the subject's improvement assessment is equitable and a reduction in the subject's assessment is not 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Marko M. Louie*

Member

*J. R.*

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 30, 2012

*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.