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Question: Why do PTAB appeals take so long and what does Elliott & Associates do to speed up the process?

PTAB cases can take a year or two or more to resolve. Here are some of the things that cause those delays and what we can do to speed up the process.

The Property Tax Appeal Board has a defined process for handling cases. In a best-case scenario, PTAB cases can be resolved in under 12 months.

Unfortunately, several years ago, PTAB experienced devastating budget cuts that forced them to reduce staff. As a result, fewer cases got resolved each year and the backlog of PTAB cases grew dramatically.



PTAB's budget has been restored and it has hired additional staff. And, PTAB has been encouraging taxpayers and assessing officials to settle cases. This has caused the PTAB backlog to start shrinking.

PTAB cases for Cook County properties are processed separately from the rest of the State. And, since more cases are filed for Cook than elsewhere, the Cook County backlog is greater.

Here are some of the things Elliott & Associates does to streamline the process.

- ✓ For Cook County properties, we generally appeal to Court rather than PTAB unless there is an overwhelming reason why the case would be more winnable at PTAB. This is because Cook County Court cases are usually resolved faster than Cook County PTAB cases.
- ✓ Whenever possible, we submit all evidence with our PTAB appeals rather than requesting a continuance and submitting evidence at a later date. This can shave about 6-months off the process.
- ✓ We file appeals to the Board of Review in subsequent years. In most Counties, this will create an opportunity to discuss settling pending cases.
- ✓ We pressure the County and interveners to settle pending PTAB cases.
- ✓ We waive trial, when appropriate, and ask PTAB to decide the case on the evidence - because it can take a long time to get a trial date. Cases where trial is waived get resolved sooner.

There are often good reasons why it makes sense to file an appeal to PTAB rather than Court. And, while PTAB cases may take longer to resolve, you may be rewarded for the wait. But, it is important that your attorney knows how to work the PTAB system to streamline and shorten it as much as possible.