



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

APPELLANT: Shaju Joseph  
DOCKET NO.: 09-33427.001-R-1  
PARCEL NO.: 15-09-107-103-0000

The parties of record before the Property Tax Appeal Board are Shaju Joseph, the appellant, by attorney James E. Doherty, of Thomas M. Tully & Associates 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: \$ 2,070**  
**IMPR.: \$15,814**  
**TOTAL: \$17,884**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 53-year-old, one-story, dwelling of masonry construction with 989 square feet of living area. Features of the home include a full basement, central air-conditioning, and a three-car garage. The property has a 4,600 square foot site and is located in Proviso Township, Cook County. The appellant argued that the fair market value of the subject was not accurately reflected in its assessed value as the basis of the appeal.

In support of the market value argument, the appellant submitted recent sale data on the subject as well as copies of a settlement statement and the Warranty Deed. The appellant's pleadings indicate: that the subject was purchased on July 16,

2009 for \$60,000; that the sale was not between related parties; and that the property was sold by the Deutsche Bank Trust Company. The appellant's pleadings also indicate that the subject property was sold again in January 2010 to Regina Williams for the sum of \$128,000. In support of this sale, the appellant submitted a printout from the Cook County Recorder of Deeds. Based upon this evidence, the appellant requested a reduction in valuation.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$17,884 was disclosed. The subject's final assessment reflects a fair market value of \$200,944 or \$203.18 per square foot of living area when the Illinois Department of Revenue's 2009 three-year median level of assessment of 8.90% for Cook County Class 2 properties is applied.

The board of review argues that the 2009 purchase of the subject property was not at fair cash value, but was a compulsory sale under Illinois Law and the Property Tax Code. In support of this assertion, the board of review submitted a printout from the Cook County Recorder of Deeds database for public records relating to the transaction history of this property. The board of review asserted that the search reflects: that in December, 2007, Deutshce Bank placed a lis pendens on the subject property; and that Deutshce Bank conveyed the subject to the appellant in July, 2009. Therefore, the board of review indicated that this transaction history supports the assertion that this was a compulsory sale.

In addition, the board of review argues that the appellant failed to submit sufficient evidence that the 2010 sale to Regina Williams was an arms-length transaction. The board of review argues that the appellant failed to complete Section IV of the pleadings and included only a printout from the Recorder of Deeds indicating that a deed was recorded, but failed to provide any other supporting evidence of this transaction.

In support of the subject's assessment, the board of review presented descriptions and assessment information on four properties suggested as comparable. The properties are described as a one story, masonry, single-family dwellings. The properties range: in age from 49 to 53 years; in size from 922 to 992 square feet of living area; and in improvement assessments from \$17.27 to \$17.99 per square foot of living area. The subject's improvement assessment is \$15.99 per square foot of living area.

After reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). Having considered the market value evidence presented, the Board concludes that this evidence indicates a reduction is not warranted.

In determining the fair market value of the subject property, the Board looks to the evidence presented by the parties. The appellant's recent sale is found to be a compulsory sale.

A "compulsory sale" is defined as

(i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" and (ii) the first sale of real estate owned by a financial institution as a result of a judgment of foreclosure, transfer pursuant to a deed in lieu of foreclosure, or consent judgment, occurring after the foreclosure proceeding is complete.

35 ILCS 200/1-23. Real property in Illinois must be assessed at its fair cash value, which can only be estimated absent any compulsion on either party.

Illinois law requires that all real property be valued at its fair cash value, estimated at the price it would bring at a fair voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is likewise ready, willing, and able to buy, but is not forced to do so.

Board of Educ. of Meridian Community Unit School Dist. No. 223 v. Illinois Property Tax Appeal Board, 961 N.E.2d 794, 802, 356

Ill.Dec. 405, 413 (2d Dist. 2011) (citing Chrysler Corp. v. Illinois Property Tax Appeal Board, 69 Ill.App.3d 207, 211, 387 N.E.2d 351 (2d Dist. 1979)).

However, the Illinois General Assembly recently provided very clear guidance for the Board with regards to compulsory sales. Section 16-183 of the Illinois Property Tax Code states as follows:

The Property Tax Appeal Board shall consider compulsory sales of comparable properties for the purpose of revising and correcting assessments, including those compulsory sales of comparable properties submitted by the taxpayer.

35 ILCS 200/16-183. Therefore, the Board is statutorily required to consider the compulsory sales of comparable properties which were submitted by the parties. In considering the compulsory sale of the subject property the Board looks to both the appellant's evidence and the board of review's comparables. The Board finds that the parties failed to present any sales comparables. Therefore, the Board finds the subject's 2009 sale is not reflective of the market value and a reduction in the subject's assessment is not justified.

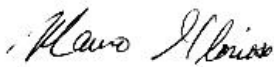
The Board also finds that the appellant failed to provide sufficient evidence that the January 2010 sale was an arm-length transaction. The board of review correctly argued that the sale was not in the tax year at issue and the appellant failed to complete section IV, failed to provide a settlement statement, and failed to provide an affidavit by any party. Based on this evidence 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.

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Chairman



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Member



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Member

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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: May 22, 2015



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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.