



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

APPELLANT: Jonas DaSilva
DOCKET NO.: 10-25784.001-R-1
PARCEL NO.: 13-35-417-043-0000

The parties of record before the Property Tax Appeal Board are Jonas DaSilva, the appellant(s), by attorney Christopher B. Kaczynski, of Smith Hemmesch Burke & Kaczynski 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: \$3,500
IMPR.: \$523
TOTAL: \$4,023

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2010 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 3,125 square foot parcel of land improved with a two-story, frame, non-owner occupied, multi-family dwelling containing 2,234 square feet of living area. The property is located in Jefferson Township, Cook County. The property is a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased in March 2010 for a price of

\$45,000. The appellant included a copy of the settlement statement which showed broker fees.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,470. The subject's assessment reflects a market value of \$296,085 using the Illinois Department of Revenue's 2010 three-year median level of assessment for class 2 property of 8.94%.

In support of the assessment the board of review submitted four sales comparables. In addition, the board submitted a brief asserting that the subject's sale was a compulsory sale and not reflective of the market. The board of review included a recorder of deed's website printout disclosing the subject's "deed trail".

In rebuttal, the appellant submitted a letter asserting that the subject's sale is the best evidence of the subject's market value even if the sale was compulsory. In addition, the letter asserts the subject is not similar to the board of review's comparables. The appellant also asks the Board to consider the subject's 2012 sale which is listed in the board of review's evidence.

At hearing, the appellant, Jonas DaSilva, testified that he is a property manager and rehabber. He stated he is the sole owner of four limited liability corporations and these corporations purchase properties. He testified he has been managing properties for over 22 years and has purchased over 150 properties with most of the purchases happening in 2009 and after. Mr. DaSilva testified he purchases condominiums, single-family, and multi-family dwellings for rental purposes.

Under cross-examination, Mr. DaSilva testified that his goal is to purchase properties in low income areas and rent them. He testified most of his properties are rented through the Chicago Housing Authority as low income housing. He testified that he buys properties at the average selling price for the neighborhoods. He then rehabs the property and rents the property to Section 8 qualifying renters. Mr. DaSilva further testified he does not receive a discount on the purchase price because he rents the property through Section 8 housing. He testified he purchases the best buildings in the worst neighborhoods because prices are lower in the worst neighborhoods.

As to the subject property, Mr. DaSilva testified he drove by the property, saw the "For sale" sign and called his realtor. He testified his realtor helped by showing him the property and submitting his offer to purchase. Mr. DaSilva further testified that the property was advertised for sale on the Multiple Listing Service and that he physically inspected the property prior to making his offer. He stated that the property needed work. Mr. DaSilva testified that the neighborhood, Hermosa, is a mixed area with violence and gangs, but that there are some nice blocks in the neighborhood without violence and that there were a lot of foreclosures in the area at the time of purchase. Mr. DaSilva testified he did not rent the property, but sold the property in

2012 for \$75,000 after performing all the needed work on the property.

Under cross-examination, the appellant acknowledged the property was a foreclosure when he purchased it.

The board of review's representative, Lester McCarroll, argued the board of review's comparables support the subject's 2010 assessment.

The appellant's attorney argued that the board of review did not submit evidence to support the sale prices for the comparable properties and that these properties are not similar to the subject. She argued the 2012 sale of the subject for \$75,000 after needed repairs shows that the subject is not similar to the comparable properties.

In response, Mr. McCarroll argued that the board of review provided the recorder of deed's website printouts for the comparable properties to support their sales.

The appellant submitted a Hearing Memorandum addressing the law in regards to foreclosure sales. The board of review responded by citing 35 ILCS 200/1-23 and arguing that the subject's sale does not meet the definition of fair cash value.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c).

In addressing the appellant's market value argument, the Board finds that the sale of the subject in March 2010 was 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 compulsory sales of comparable properties. However, the Board finds that the mere assertion by the board of review that the subject's sale was not at market solely because it is a compulsory sale is accorded no weight without evidence supporting that assertion.

In the instant case, even though the board of review asserted that the subject's sale was a foreclosure and thereby not equal to market value, the Board finds the board of review failed to provide any evidence to challenge the arm's length nature of the transaction. The Board finds a review of the board of review's evidence shows recorder of deed website printouts for the subject property, but none for the sales comparables listed by the board of review; therefore, the Board finds no evidence to support the arm's length nature of these sales. In addition, the Board finds the sale of the subject in 2012 for \$75,000 after needed repairs and being listed on the open market supports the appellant's argument that the board of review's comparables are not similar to the subject. Further, the board of review merely argued that the sale was not at market because it was a compulsory sale which is a sale under duress; the board of review failed to show the bank's financial situation made it compelled to sell.

In further contrast, the appellant testified the subject was listed on the multiple listing service database, that he saw the "For sale" sign, used a real estate broker to inspect the property and submit an offer, and that the parties were not related. Therefore, the Board finds the subject's sale was an arm's length transaction by a buyer and seller willing to buy and sell, but not compelled to do so.

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Based on this record the Board finds the subject property had a market value of \$45,000 as of January 1, 2010. Therefore, the Board finds the subject overvalued and a reduction 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.

Chairman



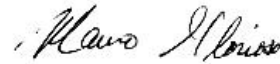
Member



Member



Member



Member



Acting 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: March 18, 2016



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.