



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

APPELLANT: Nasir Ahmed  
DOCKET NO.: 11-27917.001-R-1  
PARCEL NO.: 17-06-319-038-0000

The parties of record before the Property Tax Appeal Board are Nasir Ahmed, the appellant, by attorney James R. Fortcamp, of Seyfarth Shaw LLP in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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:** \$ 9,900  
**IMPR.:** \$ 36,100  
**TOTAL:** \$ 46,000

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 2011 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 three-story, masonry, multi-family dwelling containing six units. Five of the units are apartments, while the last unit is a retail unit. The building was constructed in 1914. The property is located in West Chicago Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant raised two issues: first overvaluation; and second that the property is inequitably assessed as the bases of the appeal. In support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of \$460,000 as of January 1, 2009. The appraisal indicated that an inspection was undertaken on December 21,

2009 with a building schematic and photographs included therein. As a result of the inspection, the appraisal stated that the subject's building contained 5,366 square feet of building area and was sited on a 2,490 square foot land parcel. In addition, the appraisal developed the income and sales comparison approaches to value. In the income approach to value, the appraiser indicated the actual rents for all five apartments as well as the retail unit, while also supplying market data.

As to the equity argument, the appellant's attorney submitted descriptive and assessment data on four suggested comparables, while indicating that the subject property contained 5,404 square feet of building area sited on 2,912 square feet of land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$71,856. The subject's assessment reflects a market value of \$718,560 when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted limited information on one suggested equity comparable as well as a copy of the subject's property characteristic printout indicating that the subject's building contained 5,404 square feet sited on 2,912 square feet of land.

### **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). The Board finds the appellant *met* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of size and market value to be the *appraisal submitted by the appellant*. The Board finds the tenant-occupied, subject property had a market value of \$460,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

Since the Board has determined that a reduction is appropriate based upon the overvaluation argument, the Board will not further address the appellant's equity argument.

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



Acting Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: August 19, 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.