



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

APPELLANT: Irfan Sheikh
DOCKET NO.: 11-31787.001-R-1 through 11-31787.005-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Irfan Sheikh, the appellant(s), by attorney Edward P. Larkin, Attorney at Law in Des Plaines; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-31787.001-R-1	20-03-108-033-1001	500	100	\$ 600
11-31787.002-R-1	20-03-108-033-1002	750	250	\$1,000
11-31787.003-R-1	20-03-108-033-1004	1000	150	\$1,150
11-31787.004-R-1	20-03-108-033-1005	30	10	\$ 40
11-31787.005-R-1	20-03-108-033-1006	600	60	\$ 660

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 consists of five units in a six-unit condominium building. The property is 106 years old, has a 6,556 square foot site, and is located in Hyde Park Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal and is appealing five of the six units in the building. In support of this argument, the appellant submitted evidence showing that five units in the building sold. The appellant's attorney submitted a brief outlining his argument, copies of the settlement statements for the units ending in PIN-1001, 1002, and 1004, copies of

purchase agreements for the units ending in Pin-1005 and -1006, and copies of the property characteristic cards for each unit, and copies of two undated photos of the boarded up property. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price. The appellant's attorney also argues that the property was vacant and unoccupied for 2010 and 2011. No further evidence was submitted to support the vacancy argument.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,851. The subject's assessment reflects a market value of \$1,038,510, including land, when applying the level of assessment for class 2 properties of 10.00% as determined by the Cook County classification ordinance.

In support of its contention of the correct assessment, the board of review submitted a sales analysis using the sale of one unit in the building that sold in January 2006 for a price of \$255,000. The analysis indicated that the full value of the subject unit is \$1,227,050. Based on this analysis, the board of review requested that the subject's assessment be confirmed.

In rebuttal, the appellant's attorney argued that the board of review did not address his market value argument. The appellant reaffirmed the request for an assessment reduction.

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 market value to be the purchase of the five units in the subject property from December 2009 to August 2010 for a total of \$38,600. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction. Based on this record the Board finds the five units in the building had a market value of \$38,600 as of January 1, 2011. Since market value has been established the level of assessment for class 2 properties of 10.00% as determined by the Cook County classification ordinance shall apply.

As to the vacancy argument:

Pursuant to Section 9-180, assessors are to pro-rate valuations based on the year of 365 days. Section 9-180 of the Property Tax Code states in relevant part:

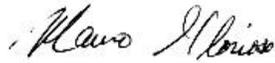
Pro-rata valuations; improvements or removal of improvements. The owner of property on January 1 also shall be liable, on a proportionate basis, for the

increased taxes occasioned by the construction of new or added buildings, structures or other improvements on the property from the date when the occupancy permit was issued or from the date the new or added improvement was inhabitable and fit for occupancy or for intended customary use to December 31 of the year....

(35 ILCS 200/9-180)

The statute measures the value of an improvement to the property either from the date "when the occupancy permit was issued" or from the date the improvement "was inhabitable and fit for occupancy" prior to December 31 of the same year. The appellant failed to establish by a preponderance of the evidence that the subject was inhabitable and unfit for occupancy prior to December 31, 2011. The appellant submitted an undated exterior photograph of the building. The appellant failed to submit evidence such as contractor statements and/or building permits, or affidavits stating that the property was vacant and inhabitable for the 2011 tax year. The mere assertion that vacancies in a property exist, does not constitute proof that the subject was inhabitable or unfit for occupancy. Therefore, based on this record, the Board finds that the subject's improvement assessment is supported and a reduction in the subject's assessment on this basis 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.



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: November 23, 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.