



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

APPELLANT: Issa Lubbos
DOCKET NO.: 12-26032.001-R-1
PARCEL NO.: 09-10-300-029-1053

The parties of record before the Property Tax Appeal Board are Issa Lubbos, the appellant, by attorney David C. Dunkin of Arnstein & Lehr, 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: \$2,766
IMPR.: \$10,344
TOTAL: \$13,110

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 2012 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 residential condominium unit located at 9447 Brockton Lane, Unit #C1, Des Plaines, Maine Township, Cook County. The subject is classified as a class 2-99 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 on May 22, 2012, for a price of \$131,100. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,931. The subject's assessment reflects a market value of

\$179,310 when applying the 10% level of assessment for class 2 residential properties under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted an explanation outlining the method of assessing the subject condominium unit. The building has 56 condominium units. The evidence indicates the building's estimated market value was derived from four sales that occurred from May 2009 through May 2010 for sale prices that totaled \$855,000. No adjustments were applied to these sales, and descriptions of these properties were not provided by the board of review. The personal property of these four sales was estimated to be 2% or \$17,100. The total amount less personal property (\$837,900) was divided by the total ownership percentage (7.1011%) to arrive at the building's estimated market value of \$11,799,580. The subject's assessed value was based on its pro rata share of ownership (1.7522%) or \$20,675. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The board of review also submitted a supplemental brief challenging the arm's length nature of the subject's sale. In the brief, a board of review analyst argued that "the appellant bought this property in a compulsory sale" and the subject's sale was not between a willing buyer and a willing seller. To document this claim, the board of review presented copies of a printout from the Cook County Recorder of Deeds' office, a notice of foreclosure from the Cook County Circuit Court, and the Cook County Real Property Transfer Tax Declaration #20120501603931. The transfer tax declaration revealed the subject property had been advertised for sale.

The appellant's attorney submitted a rebuttal brief, wherein counsel argued that the subject's June 2012 sale occurred after the foreclosure and should not be considered as a compulsory sale.

Conclusion of Law

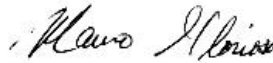
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 subject property in June 2012 for a price of \$131,100. The appellant provided evidence demonstrating the sale had many of the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a realtor and the property had been advertised on the open market with the Multiple Listing Service (MLS). In further support of the transaction, the appellant submitted a copy of the settlement statement (HUD-1) and the MLS data sheet. The MLS data sheet revealed the subject property was listed for sale on April 14, 2012 at a price of \$138,000 and sold ten days later for a price of \$131,100. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review presented evidence to challenge the arm's length nature of the transaction but was not able to refute the contention that the subject's purchase price was reflective of market value. The board of review

relied on the sale prices of four condominium units to arrive at the subject's assessed value based on its pro rata share of ownership. These sales occurred from May 2009 to May 2010 and were not as proximate to the assessment date as the June 2012 sale of the subject property. Moreover, the board of review made no adjustments to these sales, and did not provide descriptions of these properties. The Board finds the subject's sale price is the better indicator of the subject's market value than the valuation methodology employed by the board of review.

Based on this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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

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: May 20, 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.