



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

APPELLANT: Norman Junejo  
DOCKET NO.: 12-30519.001-C-1 through 12-30519.005-C-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Norman Junejo, the appellant(s), by attorney Michael Griffin, Attorney at Law 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-30519.001-C-1	19-03-312-003-0000	21,255	81,884	\$103,139
12-30519.002-C-1	19-03-312-005-0000	8,856	929	\$9,785
12-30519.003-C-1	19-03-312-006-0000	10,627	1,097	\$11,724
12-30519.004-C-1	19-03-312-034-0000	10,627	34,997	\$45,624
12-30519.005-C-1	19-03-312-035-0000	10,327	34,997	\$45,324

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 one-story gas station building of masonry construction with 2,575 square feet of building area. The building was constructed in 1997. The property has a 19,075 square foot site and is located in Lake Township, Cook County. The subject is classified as a class 5 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 a PTAX-203 form that discloses the subject property was purchased on July 12, 2010 for a price of \$525,000. The PTAX-203 form also indicates the subject was not advertised for sale. The appellant's pleadings also indicate that the subject property was purchased from Cicero

Mini-Mart property Trust and that the sale was not a transfer between related parties or related corporations. 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 \$215,896. The subject's assessment reflects a market value of \$863,584 or \$335.37 per square foot of building area, land included, when using the 2012 level of assessment for class 2 property of 25% under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment the board of review submitted information on five sales of gas station properties. The sales range in date from June 2007 through March 2010. The sales range in price from \$254.25 to \$477.10 per square foot of building area, including 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the subject was not advertised for sale or exposed to the market. Without exposure to the market, the Board gives little weight to the subject's sale price and finds the sale price is not a reliable indicator of the subject's market value on January 1, 2012. As such, the Board finds the appellant has not met the burden of proving by a preponderance of the evidence that the purchase price reflects the subject's market value. Additionally, the Board notes the subject's assessment reflects a market value of \$335.37 per square foot of building area, including land, which is within the range of the board of review's comparable sales. Based on this record the Board finds the subject's assessment is reflective of market value and 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

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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



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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.