



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

APPELLANT: Dontee Brown
DOCKET NO.: 13-30495.001-R-1
PARCEL NO.: 31-03-201-122-0000

The parties of record before the Property Tax Appeal Board are Dontee Brown, the appellant(s); 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: \$1,403
IMPR.: \$827
TOTAL: \$2,230

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 2013 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, townhome of frame construction with 1,312 square feet of living area. The dwelling was constructed in 1975. The property has a 2,079 square foot site and is located in Country Club Hills, Rich Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted evidence showing that the subject sold on June 22, 2011 for \$23,500. This evidence included a copy of the multiple-listing database printout (MLS) that identified the subject's sale as a pre-foreclosure. The appellant's pleadings regarding Section IV- Recent Sale Data confirmed: the closing date; sale price; the parties to the transaction were not related; the subject was advertised for sale on the open market for 32 days with a realtor; and was a foreclosure sale. Lastly, the appellant submitted information on five comparable sales and equalization information. They sold from August 2011 to May 2013 for prices ranging from

\$17,000 to \$21,000 or from \$14.63 to \$17.33 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$7,945. The subject's assessment reflects a market value of \$79,450 or \$60.56 per square foot of building area, including land, when applying the 2013 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 information on four sale comparables which sold from June 2011 to December 2011 for prices ranging from \$102,000 to \$115,50 or from \$62.92 to \$66.84 per square foot of living area, including land.

In addition, the board of review submitted a supplemental brief stating that the appellant's evidence is improper based on its rendering an opinion of value when it is not an appraisal prepared by an appraiser licensed by the State of Illinois. In support, the board of review submitted a copy of an Order by the Illinois Department of Financial and Professional Regulation levying against Rick Robin of Pro Tax Appeal a \$30,000 fine for engaging in unlicensed appraisal practice. Lastly, the board of review submitted a brief stating that the subject's sale was not at fair market value due to the deed trail showing that a *lis pendens* lien was placed on the subject on July 11, 2011 and a judicial sale transferred the subject to the seller/bank on June 20, 2011. In support, the board of review submitted a recorder of deeds printout and the state transfer tax declaration regarding the subject.

In written rebuttal, the appellant submitted a brief asserting that the appellant has met the burden of proof and that the board of review's comparables are insufficient.

At hearing, the board of review analyst, Ms. Gabriella Nicolau, testified that the subject is a foreclosure sale and therefore, does not meet the criteria of an arm's length transaction and is not at fair market value. At hearing, the board of review objected to the appellant's evidence as improper based on its rendering an opinion of value when it is not an appraisal prepared by an appraiser licensed by the State of Illinois. The board of review analyst also stated that the appellant's sale comparable evidence includes adjustments without any foundation regarding qualifications of preparer to make such adjustments. The Board finds that there was no foundation for the adjustments, opinions and conclusions made in that grid. However, the Board may consider the raw, unadjusted sale data submitted by the appellant. The board of review analyst also tendered an unrelated Board decision which was marked as "Exhibit C." Lastly, the board of review tendered Cook County Recorder of Deeds printouts for each of the appellant's sale comparables, which were marked as "Exhibit A". These printouts state that *lis pendens* notices were recorded against each of the sale comparables.

The appellant's attorney, Ms. Nancy Pina, stated that even though the subject is a compulsory sale it still meets the requirements of an arm's length sale. In support, she tendered unrelated Board decisions which were marked as "Exhibits B". Lastly, the appellant's attorney distinguished the board of review's evidence based on location, design, and stories.

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 June 2011 for \$23,500 or \$17.91 per square feet of living area is a "compulsory sale." The testimony and evidence disclosed the subject was a foreclosure 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 the 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 the compulsory sale of comparable properties submitted by the parties to revise and/or correct the subject's assessment.

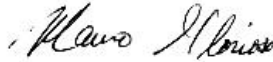
The evidence submitted disclosed the subject's sale was compulsory. In determining the fair market value of the subject property, the Board looks to the evidence presented by the parties.

The Board finds the appellant's comparables set the range of market value for the subject. They sold from August 2011 to May 2013 for prices ranging from \$17,000 to \$21,000 or from \$14.63 to \$17.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$60.56 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Moreover, the subject sale price of \$17.91 falls within the range established by the best comparable sales in this record.

Accordingly, in determining the fair market value of the subject property, the Board finds that the appellant did submit sufficient evidence to show the subject was overvalued. Therefore, the Board finds that the appellant has not met its burden by a preponderance of the evidence and that the subject does warrant a reduction based upon the market data submitted into evidence.

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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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting 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: September 22, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Dontee Brown
2849 140th St.
Blue Island , IL 60406

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602