



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

APPELLANT: Augustine Ponnezhan
DOCKET NO.: 14-21360.001-R-1 through 14-21360.006-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Augustine Ponnezhan, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. 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 **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
14-21360.001-R-1	28-25-117-027-1004	94	3,361	\$3,455
14-21360.002-R-1	28-25-117-027-1005	116	4,179	\$4,295
14-21360.003-R-1	28-25-117-027-1007	109	3,895	\$4,004
14-21360.004-R-1	28-25-117-027-1013	133	4,753	\$4,886
14-21360.005-R-1	28-25-117-027-1016	119	4,269	\$4,388
14-21360.006-R-1	28-25-117-027-1023	103	3,681	\$3,784

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 2014 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 six residential condominium units contained in a 36 year-old residential condominium development of 23 units. The property has a 10,015 square foot site and is located in Bremen Township, Cook County. The property is a Class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of its contention of the correct assessment, the appellant submitted a condominium analysis with information on suggested comparable sales for two units in the building which sold in 2009 and in 2014. The

appellant submitted Multiple Listing Service information sheets on each of these two sale comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,812. The subject's assessment reflects a market value of \$248,120 when applying the 2014 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted a brief arguing that the appellant's two sale comparables had not been sold for fair cash value in arm's-length transactions and that, therefore, the appeal should be dismissed.

In rebuttal, the appellant reiterated that the two sales were evidence in support of the condominium analysis of overvaluation, were not contained in the six-unit subject, and were submitted only as sale comparables. The appellant further argued that the two sale comparables were arm's-length transactions.

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 board of review's argument that the two sale comparables submitted by the appellant had not been sold in arm's-length transactions to have no merit. The appellant offered those two sales as evidence of comparable properties, not as evidence of sales of units in the subject. Moreover, the Board "shall consider compulsory sales of comparable properties...including those compulsory sales of comparable properties submitted by the taxpayer." 86 Ill.Admin.Code §1910.50(k).

As to the appellant's overvaluation argument based on a condominium analysis, the Board finds that the appellant submitted only two sales. One of those sales was not recent, having been sold in 2009. Proof of the market value of the subject requires "documentation of not fewer than three recent sales of suggested comparable properties..." 86 Ill.Admin.Code §1910.65(c)(4). Therefore, the appellant's sale comparables were neither recent nor sufficient in number.

Based on this evidence, the Board finds 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.



Chairman



Member



Member



Acting 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: _____

April 21, 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 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.