



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

APPELLANT: Ashourina Hartoun  
DOCKET NO.: 14-23201.001-R-1  
PARCEL NO.: 16-08-305-024-1004

The parties of record before the Property Tax Appeal Board are Ashourina Hartoun, the appellant(s), by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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:** \$584  
**IMPR.:** \$4,246  
**TOTAL:** \$4,830

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 is a residential condominium unit contained in a 90 year-old, 24-unit, three-story residential condominium building of masonry construction. The property has a 16,050 square foot site and is located in Oak 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's appeal is based on overvaluation. In support of this argument, the appellant submitted a Sale and Purchase Agreement (hereinafter, "Agreement") disclosing that the prospective buyer identified in the Agreement as Ashourina Hartoun, the appellant herein, offered to purchase the subject from US Bank (hereinafter, "Bank") for the price of \$48,299 in an all-cash transaction. The transaction was to be for "post-foreclosure" property in an all-cash and in an "as is" condition. Instructions to Closing Agent regarding brokerage commissions

were appended to the Agreement and disclosed that a payment to REO Management, LLC would be made. The appellant also submitted a Multiple Listing Service (hereinafter, "MLS") information sheet disclosing that the Bank obtained a Judicial Sales Deed and then sold the subject to the appellant in a "bank owned sale" on July 31, 2014. The appellant also submitted information in Section IV–Recent Sale Data of the Residential Appeal that the subject was not a transfer between related parties, was advertised and sold by a realtor, but was sold in settlement of a contract for deed. Based on this evidence, the appellant requested a reduction to \$4,829.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,176. The subject's assessment reflects a market value of \$817,600 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 condominium analysis with information on suggested comparable sales for two units in the building that sold in 2012 and 2014. The analysis included a list of all the units in the condominium building with their corresponding percentages of common elements ownership. The unit that sold in 2012 was 6.10% of the common elements. The other sale was for the subject itself. The two properties sold for a total of \$187,900. The subject contained 4.70% of the common elements. The list disclosed the two sales consisted of 10.80% to arrive at a full market value of \$1,739,814. Since the subject was 4.70% of all the units, the board of review suggested the market value of the subject to be \$81,771.

In rebuttal, the appellant reiterated the argument that the sale was at arm's-length. 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 has met this burden of proof and a reduction in the subject's assessment is warranted.

In addressing the appellant's market value argument, the Board finds that the sale of the subject in July 2014 for \$48,299 is a "compulsory sale," despite the appellant's assertion in Section IV that the sale was for a contract for deed rather than a foreclosure. 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.

Bd. of Educ. of Meridian Cmty. Unit Sch. Dist. No. 223 v. Ill. Prop. Tax Appeal Bd., 961 N.E. 2d 794, 802 (2d Dist. 2011) (citing Chrysler Corp. v. Ill. Prop. Tax Appeal Bd., 69 Ill. App. 3d 207, 211 (2d Dist. 1979)).

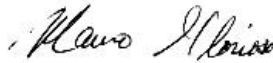
However, when there was a recent sale of the subject, and that sale was compulsory, the Board may consider evidence which would show whether the sale price was representative of the subject's fair cash value. The Illinois General Assembly recently provided clear guidance for the Board regarding compulsory sales. Section 16-183 of the Illinois Property Tax Code states as follows:

The Property Tax Appeal Board shall consider compulsory sales of 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.

In determining the fair market value of the subject property, the Board may look to other evidence presented by the parties. Although the appellant's recent sale appears to have been a compulsory sale, it does not reflect the fair market value based upon an analysis of recent sales of comparable properties and all other evidence. The Board finds the board of review's analysis was based on two sales, one of which was the subject itself. One property sold in 2012; the subject sold more recently in the 2014 lien year. The board of review comparable that sold in 2012 was of a significantly larger common elements percentage than the subject and was, therefore, not similar to the subject. Therefore, the Board finds that the subject is overvalued and holds that a reduction is 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



Acting 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: June 23, 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.