



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

APPELLANT: Irfan Sheikh
DOCKET NO.: 14-27514.001-R-1 through 14-27514.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Irfan Sheikh, the appellant(s), by attorney Edward P. Larkin, Attorney at Law 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 |
|------------------|--------------------|------|---------|----------|
| 14-27514.001-R-1 | 20-10-111-037-1002 | 740 | 13,378 | \$14,118 |
| 14-27514.002-R-1 | 20-10-111-037-1008 | 710 | 12,848 | \$13,558 |

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 two residential condominium units contained in a 114 year-old, residential condominium building of masonry construction. These two units were distinguished by their Property Index Numbers (hereinafter "PIN")¹ PIN 1002 owned 8.33% of the common elements; PIN 1008 owns 8.00%. The property has a 7,405 square foot site located in Hyde Park Township, Cook County. The record does not disclose whether the subject was owner-occupied in the lien year. 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 settlement statement disclosing PIN 1008 was purchased on October 13, 2010 from

¹ Each PIN is designated by its last four digits.

BAC Home Loan Servicing LP for \$11,000 in an all-cash transaction. The appellant also submitted a brief disclosing the PIN 1002 sold on May 21, 2010 for \$27,500. The appellant did not submit further information regarding either sale. The appellant did not provide information in Section IV–Recent Sale Data of the Residential Appeal. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase prices when applying the 2014 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for PIN 1002 of \$14,118 and for PIN 1008 of \$13,558, for a total assessment for the two-unit subject of \$27,676. The subject's assessment reflects a market value of \$276,760 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 an analysis based on the application of the Illinois Condominium Property Act (765 ILCS 605/1, *et seq.*)

In rebuttal, the appellant argued that the board of review did not address the overvaluation argument. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellant did not submit evidence of recent sales of the two-unit subject. The sales of PIN 1002 and PIN 1008 occurred in 2010, four years prior to the lien date of the instant appeal. The Board give no weight to the subject's sales because they did not occur proximately in time to the assessment date at issue. Therefore, a reduction in the assessment for each PIN is not 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: June 19, 2018



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

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