



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

APPELLANT: Anis Elahi
DOCKET NO.: 15-25235.001-R-1 through 15-25235.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Anis Elahi, the appellant, by attorney Timothy E. Moran, of Schmidt Salzman & Moran, Ltd. 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
15-25235.001-R-1	20-23-112-033-1001	1,284	13,649	\$14,933
15-25235.002-R-1	20-23-112-033-1002	930	9,894	\$10,824
15-25235.003-R-1	20-23-112-033-1003	930	989	\$1,919

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 2015 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 of this appeal is a three-unit condominium building. The building is 95 years old. The property has a 3,146-square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-99 residential condominium property under the Cook County Real Property Assessment Classification Ordinance.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming the assessments of the condominium units are incorrect based upon a contention of law and assessment inequity. However, counsel submitted evidence indicating the appeal was based on overvaluation.

In support of this argument, the appellant submitted information on the sale of a unit in the condominium that occurred October 2012 for a price of \$10,500. The appellant indicated this unit had a 29.59% ownership interest in the condominium. Dividing the purchase price by the percentage of ownership interest resulted in an estimated value for the entire condominium of \$35,485. The appellant then allocated the estimated value among the three units and deducted 2% of the allocated prices for personal property to arrive at a value for PIN 1001 of \$14,195 and an assessment of \$1,420; a value for PIN 1002 of \$10,290 and an assessment of \$1,029; and a value for PIN 1003 of \$10,290 with an adjustment for an occupancy factor of 10% to arrive at an assessment of \$940.¹ The total revised requested assessment for the subject property was \$3,389.

The board of review submitted its “Board of Review Notes on Appeal” disclosing the total assessment of the property of \$27,676. The total assessment reflects a market value of \$276,760 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10%. In support of the assessment the board of review used two sales of units in condominium that occurred in October 2012 for a price of \$10,500, which was also used by the appellant, and in January 2008 for a price of \$250,000. Each unit had a 29.59% of ownership interest in the condominium complex. In estimating the value of the condominium complex the board of review added the two sales prices to arrive at a total consideration of \$260,500. It deducted 10% for personal property to arrive at an adjusted consideration for the realty of \$234,450, which was divided by the percent of ownership of the units that sold resulting in a total value for the complex of \$396,164. Applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10% resulted in a final total assessment for the condominium of \$39,616, which is greater than the subject’s assessment.

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 record contains two sales submitted by the parties to support their respective positions, with one sale common to both parties. Although both sales are somewhat dated with reference to the assessment date at issue, the Board finds that it is best to use the two sales from the subject condominium identified by the board of review that had a combined purchase price of \$260,500. Accepting the board of review deduction for personal property and applying the percentage of ownership interest in the condominium of the units that sold results in an estimated market value for the subject property of \$396,164 and an assessment of \$39,616 after the application of the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10%, which is above that reflected by the subject’s current assessment. Based on

¹ The Property Tax Appeal Board is referencing each condominium unit using the last four digits of their respective property index numbers (PINs).

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this limited record the Board finds a reduction in the assessment of the subject property 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. 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



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

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