



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

APPELLANT: Madiha Qureshi
DOCKET NO.: 15-28272.001-R-1
PARCEL NO.: 25-02-300-057-0000

The parties of record before the Property Tax Appeal Board are Madiha Qureshi, the appellant, by Jessica Hill-Magiera, Attorney at Law, in Lake Zurich; 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: \$ 846
IMPR.: \$1,654
TOTAL: \$2,500

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 property consists of a one-story brick townhome that has 1,248 square feet of living area. The dwelling was constructed in 1964. The home features central air conditioning and a finished basement. The subject has a 1,209 square foot site. The subject is a Class 2-95 property as provided by the Cook County Real Property Assessment Classification Ordinance. The subject property is located in Hyde Park Township, Cook County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted copies of the settlement statement and Multiple Listing Service sheet (MLS) associated with the subject's sale. The evidence shows the subject property sold in November 2013 for \$25,000. The appellant completed Section IV of the residential appeal petition disclosing the parties to the transaction

were not family or related corporations and the property was advertised for sale in the open market.

In further support of the overvaluation claim, the appellant submitted an analysis of five comparable sales located from .04 to 1.15 miles from the subject. The comparables had varying degrees of similarity when compared to the subject. They sold from April 2013 to June 2015 for prices ranging from \$20,900 to \$28,500 or from \$14.95 to \$23.02 per square foot of living area including land. Adjustments were applied to the comparables for differences when compared to the subject in arriving at an opinion of value of \$18,180. 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 \$9,206. The subject's assessment reflects an estimated market value of \$92,060 or \$73.77 per square foot of living area including land when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for Class 2 property of 10%.

In support of the subject's assessment, the board of review submitted an equity analysis of four comparable to demonstrate the subject property was uniformly assessed. Due to limited sales, the board of review offered to reduce the subject's assessment to \$5,250, which reflects an estimated market value of \$52,500.

The appellant was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant responded to the Property Tax Appeal Board by the established deadline rejecting the proposed 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 met this burden of proof.

The Board gave no weight the assessment equity evidence submitted by the board of review. The Board find the assessment equity evidence fails to address the overvaluation argument raised by the taxpayer.

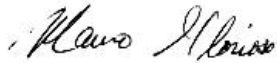
The Board finds the best evidence of market value contained in this record is the sale of the subject property in November 2013 for \$25,000. The Board finds the subject's sale meets the fundamental elements of an arm's-length transaction. The buyer and seller were not related and the subject property was exposed to the open market. The Board finds there is no direct evidence the parties were under duress or compelled to buy or sell. The Illinois Supreme Court has defined fair cash value as what the property would bring at a voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing and able to buy but not forced to do so. Springfield Marine Bank v. Property Tax Appeal Board, 44

Ill.2d. 428, (1970). A contemporaneous sale of two parties dealing at arm's-length is not only relevant to the question of fair cash value but is practically conclusive on the issue of whether an assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967). The subject's assessment reflects an estimated market value of \$92,060, which is more than its recent sale price of \$25,000. The Board finds the board of review did not address nor present any evidence to refute the subject's sale price or that would demonstrate the subject's sale was not an arm's-length transaction.

The Board finds the comparable sales submitted by the appellant further supports that the subject's sale price was reflective of market value. The comparables sold from April 2013 to June 2015 for prices ranging from \$20,900 to \$28,500 or from \$14.95 to \$23.02 per square foot of living area including land. The subject sold in November 2013 for \$25,000 or \$20.03 per square foot of living area including land, which is supported by the only comparable sales contained in the record.

Based on the evidence contained in this record, the Board finds the appellant demonstrated the subject property was overvalued by a preponderance of the evidence. Therefore, a reduction in the subject's assessment 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.