



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

APPELLANT: Alex Khounsary
DOCKET NO.: 16-25290.001-R-1
PARCEL NO.: 28-19-307-017-1002

The parties of record before the Property Tax Appeal Board are Alex Khounsary, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$ 793
IMPR.: \$3,607
TOTAL: \$4,400

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 2016 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 condominium unit situated in a 44-year old, multi-story, masonry, multi-family dwelling containing a total of 12 individually owned condominium units. The property has a 21,000 square foot site and is located in Bremen Township, Cook County. The subject is classified as a class 2-99, residential property under the Cook County Real Property Assessment Classification Ordinance.

Pursuant to the appellant's brief, the appellant, Alex Khounsary on behalf of REIM LLC-Green, based its appeal on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on August 3, 2015 for a price of \$44,000 by REIM LLC Green. In addition, copies of the sale's settlement statement; the subject's multiple listing service printout; and the subject's special warranty deed as recorded at the Cook County

Recorder of Deeds office were submitted. Both the settlement statement and the deed reflect the subject's purchase by REIM LLC-Green.

In completing the appeal's section IV, the appeal indicated that the sale was not between related parties; that the parties were represented by realtors; that the subject was advertised for sale on the market for 111 days; and that the seller's mortgage was not assumed. The subject's multiple listing service printout indicated that the original listing price was \$64,500, but that the foreclosure sale was at \$44,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price. The appellant then applied an incorrect median level of assessment to arrive at a requested assessment of \$4,136.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,672. The subject's assessment reflects a market value of \$56,720 land included, when using the level of assessment for class 2, residential property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted a two-page document listing each of the 12 units' PINs and assessment data as well as a building analysis based on one sale within the subject's building. The sale relied on by the board of review occurred on December 1, 2014 for a value of \$64,000. The board of review's analysis applied a 10% adjustment factor resulting in a deduction of \$6,400 indicating a total adjusted consideration of \$57,600. Using 8.4% ownership for the unit sold, the analysis indicated a full value for all of the condominium units of \$685,714 and a value for the unit under appeal of \$68,571.

In addition, the second page of the analysis reflects the sale history of the one sale used in the analysis. The history reflects that it sold: on 3-1-06 for a value of \$125,000; on 4-1-11 for a value of \$80,000; and lastly, on 12-1-14 for a value of \$64,000.

There was no written rebuttal submitted by the appellant.

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 and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be the purchase of the subject property on August 3, 2015 for a price of \$44,000 by Alex Khounsary on behalf of REIM LLC-Green. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. In support of the transaction, the appellant submitted copies of: the settlement statement, the multiple listing service printout, and the special warranty deed from the Cook County Recorder of Deed's website. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any

evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Rather, the board of review used one other sale within the subject's building in an analysis of the building's value. Further, the Board finds that the solitary sale used by the board of review contained a sale history demonstrating a decrease in market values for condominium units within the subject's building. Specifically, the board's sale initially sold on 3-1-06 for a value of \$125,000, then on 4-1-11 for a value of \$80,000, and lastly, on 12-1-14 for a value of \$64,000.

Based on this record, the Board finds the subject property had a market value of \$44,000 as of January 1, 2016. Further the Board finds the appellant submitted incorrect and unsupported median level of assessment evidence. Therefore, since market value has been determined, the Board shall apply the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10%. 86 Ill.Admin.Code §1910.50(c)(2)

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: May 26, 2020



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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