



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

APPELLANT: Masoud Safarpour
DOCKET NO.: 17-30822.001-R-1
PARCEL NO.: 03-22-207-019-0000

The parties of record before the Property Tax Appeal Board are Masoud Safarpour, the appellant(s); 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: \$5,000
IMPR.: \$ 0
TOTAL: \$5,000

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 2017 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 consists of one parcel of vacant land. It is classified as a class 1-00 property under the Cook County Real Property Assessment Classification Ordinance and assessed at 10% of fair market value. The appellant argued that the fair market value of the subject property was not accurately reflected in its assessed value as the basis of this appeal.

In support of the market value argument, the appellant submitted an appraisal report for the subject property with an effective date of January 1, 2017. The appraiser estimated a fair market value for the subject of \$125,000 based on the sales comparison approach to value. The appraisal noted a sale subsequent to the valuation date in August 2017 for \$50,000. The appraisal included various maps describing the subject's location, as well as photographs of the subject and comparables. The appraiser conducted an inspection of the subject on October 17, 2017.

The appellant also contended that the county overstated the subject's land square footage as 61,234 square feet, when in fact it contains 60,365 square feet of area. As evidence, he provided an appraisal and a survey of the property.

The appellant further indicated on his petition that the subject was purchased on August 16, 2017 for \$50,000. The appellant included a settlement statement and a listing history for the subject from the MLS as evidence of this transaction. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$12,500 based on 10% of the appraised value.

The board of review submitted its "Board of Review-Notes on Appeal" wherein the subject's assessment of \$26,024 was disclosed. In support of the subject's assessment, the board submitted five land sales suggested as comparable and located within a three-mile radius of the subject. The land ranges in size from 0.98 to 5.0 acres and in sale price from \$250,000 to \$3,600,000, or \$4.91 to \$16.53 per square foot. The board of review's memorandum submitted with these sales indicated that sales have not been adjusted for market conditions, including location, date of sale, size, and other related factors. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant testified that the subject is located in a drainage area and is irregular in shape, with a steep drop. As to the circumstances regarding the sale, he further testified that the parties to the transaction were unrelated to each other, that the property was actively advertised for sale, and that a broker was involved in the transaction. He tendered a printout from the Cook County Recorder of Deeds Office at the hearing, marked Appellant's Exhibit 1, to show the transfer was via warranty deed.

The board of review's representative rested on the written evidence previously submitted.

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.

Initially, the Board finds that the subject contains 60,365 square feet of land area. The appellant provided sufficient evidence in the form of an appraisal and survey of the property.

The Board further finds the best evidence of market value to be the sale of the subject for \$50,000 in August 2017. The appellant submitted evidence indicating the property was advertised for sale on the MLS, using a realtor, and the parties were unrelated. Additionally, there was no evidence from either party that indicated the sale was a short sale or a foreclosure. Since the market value of this parcel has been established, the assessment level of 10% as established by the Cook County Real Property Assessment Classification Ordinance shall apply. 86 Ill. Admin. Code § 1910.50(c)(3).

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: July 16, 2019



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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