



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

APPELLANT: Karaja Group LLC
DOCKET NO.: 18-34597.001-R-1 through 18-34597.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Karaja Group LLC, the appellant(s), by attorney Abby L. Strauss, of Schiller Law P.C. 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
18-34597.001-R-1	20-26-309-025-0000	3,437	1,449	\$4,886
18-34597.002-R-1	20-26-309-026-0000	3,437	1,522	\$4,959
18-34597.003-R-1	20-26-309-027-0000	3,437	1,468	\$4,905

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 2018 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 properties consist of three distinct multi-family dwellings. PIN -025 contains 1,812 square feet of gross living area, PIN -026 contains 1,820 square feet of gross living area, and PIN -027 contains 1,680 square feet of gross living area. Each improvement is situated on a 3,125 square foot parcel and has a two-car garage. They are in Hyde Park Township, Cook County and classified as class 2 properties under the Cook County Real Property Assessment Classification Ordinance. The appellant indicated that the subject is not owner-occupied.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject properties were transferred to the appellant from BIM Group LLC on October 17, 2018 for a price of \$147,500 in a bulk transaction. In support the appellant provided the closing statement, Warranty Deed, Multiple Listing Service printouts and

a photograph of the subject property. The evidence indicates these properties were contiguous parcels that were available for purchase individually or as a bulk purchase. They were sold “as is” and were not subject to a short sale or foreclosure action. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its Notes on Appeal disclosing the subject’s current assessed value of \$36,418. The subject’s assessment reflects a market value of \$364,180, or \$68.56 per square foot of living area, including land, when applying the statutory level of assessment 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 information on four sale comparables, all of which reflected equity data. The comparables sold between May 2017 and November 2018 for sale prices ranging from \$59.82 to \$77.42 per square foot, including land. The grid sheet also reflected the sale of the subject of PIN -025 in October 2018 for \$48,428, or \$26.73 per square foot, including land.

In written rebuttal, the appellant argued that the board of review only provided sale comparables for PIN -025.

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 in October 2018 for a price of \$147,500. The appellant indicated the transaction had elements of an arm’s-length transaction through the completion of Section IV - Recent Sale Data of the Property Tax Appeal Board’s residential appeal form. It disclosed that the parties to the transaction were not related, the property was sold using a realtor, and the property had been advertised on the open market through the Multiple Listing Service. The appellant also submitted evidence in support of the sale including a copy of the closing statement, Warranty Deed and Multiple Listing Service printouts.

The Board also finds the purchase price is below the market value reflected by the assessment. The board of review did not present any evidence to challenge the arm's length nature of the transaction or provide evidence that this sale was compulsory.

Based on this record the Board finds the subject property had a market value of \$147,500 as of January 1, 2018. Since market value has been determined, the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10% shall apply. A reduction in the subject’s assessment commensurate with the appellant’s request is therefore appropriate.

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 16, 2023



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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