



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

APPELLANT: Hafez Ramahi
DOCKET NO.: 20-31649.001-R-1
PARCEL NO.: 27-18-106-002-0000

The parties of record before the Property Tax Appeal Board are Hafez Ramahi, the appellant, by attorney Marc M. Pekay, of the Law Offices of Marc M. Pekay, P.C. in Crystal Lake; 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: \$10,893
IMPR.: \$67,607
TOTAL: \$78,500

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 2020 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 2-story dwelling of brick exterior construction with 6,525 square feet of living area. The dwelling is approximately 20 years old. Features of the home include a basement with finished area,¹ two central air conditioning units, one fireplace and a 3-car garage. The property has an approximately 21,786 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of these arguments the appellant submitted documentation of a recent sale and a retrospective appraisal.

¹ The Board finds the best description of the subject's basement finish was found in the appraisal report which was not refuted by the board of review.

To support the recent sale, the appellant submitted evidence disclosing the subject property was purchased on June 5, 2017 for a price of \$565,000. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold with help from a Realtor and was advertised in the Multiple Listing Service (MLS) for a period of 535 days. The appellant submitted the subject's MLS sheet, the settlement statement which reported commissions were paid to real estate agents and a copy of the purchase contract.

In further support of the subject's market value, the appellant submitted an appraisal estimating the subject property had a market value of \$650,000 as of January 1, 2020. The appraisal was prepared by Thomas M. Collins a Certified Residential Real Estate Appraiser and Michael T. Gilligan, MAI and a Certified General Real Estate Appraiser. The intended use of the appraisal report was to provide the client with a retrospective market value for the subject for the purpose of determining uniformity of the assessment and equitable taxes.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value selecting six comparable sales located from 0.13 of a mile to 1.11 miles from the subject property. The comparables have sites that range in size from 13,099 to 32,800 square feet of land area and are improved with 2-story or 2.5-story dwellings of brick, brick and stone or brick and frame exterior construction ranging in size from 5,600 to 7,500 square feet of living area. The dwellings are further described as class 2-08, 2-09 or 2-78 property under the Cook County Real Property Assessment Classification Ordinance. The homes range in age from 13 to 21 years old. Each comparable has a basement with finished area, central air conditioning and a 3-car garage. Comparables #3 and #4 each have an inground swimming pool and comparables #1, #4 and #5 each have a finished attic area. The comparables sold from July 2017 to July 2020 for prices ranging from \$599,000 to \$785,000 or from \$79.87 to \$123.68 per square foot of living area, land included.

After adjusting comparable #4 for sales or financing concessions, the appraisers adjusted the comparables for differences with the subject in condition, room count and presence of an inground swimming pool arriving at adjusted sale prices for the comparables ranging from \$592,500 to \$705,000 and an opinion of market value for the subject of \$650,000. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value of the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,832. The subject's assessment reflects a market value of \$848,320 or \$130.01 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparables located in the same assessment neighborhood as the subject property, where comparable #1 has a reported sale price of \$1.00 which does not appear to be an arm's length transaction and therefore shall not be further analyzed or discussed. Board of review comparable #3 is the same property as appraisal comparable #6. Comparables #2, #3 and #4 have sites that range in size from 26,920 to 29,272 square feet of land area and are improved with 2-story class

2-09 dwellings of masonry exterior construction ranging in size from 5,418 to 6,347 square feet of living area. The homes range in age from 19 to 22 years old. Each comparable has a basement with two having finished area. Each dwelling has central air conditioning, two to four fireplaces and a 3-car or a 4-car garage. The comparables sold from November 2017 to August 2020 for prices ranging from \$535,000 to \$1,360,000 or from \$98.74 to \$241.52 per square foot of living area, land included.

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 appellant submitted evidence documenting the 2017 purchase of the subject property for a price of \$565,000 and a retrospective appraisal while the board of review submitted three comparable sales, one of which was common to the appraisal, for the Board's consideration. The Board gives little weight to the subject's June 2017 sale which occurred approximately 30 months prior to the January 1, 2020 assessment date at issue.

The Board finds five of the appraisal comparables selected by the appraisers sold in 2017 or 2018 and from 20 to 29 months prior to the January 1, 2020 effective date of the appraisal. Moreover, the appraisers made no adjustment for date of sale nor provided an explanation for selecting comparables which sold within three years of the January 1, 2020 effective date. As a result, the Board finds the value conclusion may be less reflective of market value as of the January 1, 2020 assessment date and gives less weight to the opinion of value for the subject as presented in the appraisal. The Board shall, however, consider the raw sale data submitted in the appraisal.

The parties submitted a total of eight comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to appraisal comparables #1 through #5 along with board of review comparable #4 which sold in either 2017 or 2018, less proximate to the January 1, 2020 assessment date than other properties in the record.

The Board finds the best evidence of market value to be appraisal comparable #6 and board of review comparable sales #2 and #3, including the common property, which are similar to the subject in location, age, design, dwelling size and other features. These two best comparables sold in April 2019 and July 2020 for prices ranging of \$535,000 and \$785,000 or for \$98.74 and \$123.68 per square foot of living area, including land. The subject's assessment reflects a market value of \$848,320 or \$130.01 per square foot of living area, including land, which falls above the two best comparable sales in the record. After considering adjustments to the comparables for differences with the subject, the Board finds a reduction in the subject's assessment is 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: July 16, 2024



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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