



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

APPELLANT: Mohammed Bages
DOCKET NO.: 20-44450.001-R-1
PARCEL NO.: 28-17-416-009-1077

The parties of record before the Property Tax Appeal Board are Mohammed Bages, 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 **no change** 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: \$1,043
IMPR.: \$7,015
TOTAL: \$8,058

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 consists of a condominium unit with a 0.7032% ownership interest in the common elements of the condominium property containing 144 residential units that is approximately 26 years old.¹ The property has 329,807 square feet of land area and is located in Oak Forest, Bremen Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on 20 comparable sales that have the same assessment neighborhood code as the subject and are located within the same condominium property as the subject property. The appellant reported in the sales analysis that the comparables have either a

¹ The subject's percent of ownership interest is found in the evidence provided by the board of review, which was not refuted by the appellant.

0.6000% or a 0.7000% ownership interest in the common elements of the condominium property. The comparables sold from March 2017 to December 2018 for prices ranging from \$58,000 to \$86,000. The appellant's sales analysis calculated the total consideration of the 20 comparable sales to be \$1,440,300. The appellant applied a personal property adjustment factor of 5% which was deducted from the total consideration of the sales to arrive at a total adjusted consideration of \$1,382,060. The total adjusted consideration was divided by the percentage interest of ownership of the units that sold of 13.80% to arrive at an indicated full value for the condominium property of \$10,014,928. Applying the subject's reported percentage of ownership of 0.70% in the condominium property to the estimated value of the property results in a market value estimate of \$70,104 and an assessment of \$7,010, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. 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 \$8,058. The subject's assessment reflects a market value of \$80,580, 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 a sales analysis prepared by Boetius Turek, an analyst with the Cook County Board of Review. The analyst provided sales data on 41 comparable sales of residential units in the subject's condominium property, and where 18 of these sales were also used by the appellant. The comparables have either a 0.5985% or a 0.7032% ownership interest in the common elements of the condominium property. The sales occurred from January 2017 to December 2020 for prices ranging from \$51,000 to \$114,000. The analyst reported a total consideration for these sales of \$3,313,200. The total consideration was divided by the percentage of interest of ownership in the condominium property for the units that sold of 28.4113% to arrive at an indicated full value for the property of \$11,661,557. The analyst then applied the percentage of interest of the unit under appeal of 0.0732% to arrive at a full value \$82,004 and an assessment of \$8,200, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. Based on this evidence the board of review requested confirmation of the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant provided a sales analysis of 20 comparable sales, while the board of review provided a sales analysis of 41 comparable sales to support their respective positions before the Property Tax Appeal Board, where 18 sales are common to both parties.

The Board gives less weight to the estimated market value as indicated in the appellant's sales analysis as all 20 sales provided by the appellant occurred in 2017 and 2018, less proximate in time to the lien date at issue than other available sales in the record. Furthermore, the appellant applied a 5% personal property adjustment factor which was deducted from the total consideration of the sales prices in the analysis but failed to provide any evidence to support the adjustment. Likewise, the Board gives less weight to the estimated market value as indicated in the board of review condominium analysis as the Board finds 19 of the 41 sales chosen by the board of review analyst occurred in 2017 and 2018 which are less proximate in time to the assessment date at issue. However, the Board will analyze the remaining 22 comparable sales submitted by the board of review.

The Board finds the best evidence of market value to be board of review comparables #4, #6, #9, #10, #11, #15, #17, #19, #21, #22, #23, #24, #27, #28, #30, #31, #32, #33, #34, #35, #38 and #41, which sold more proximate to the assessment date at issue. These comparables sold from January 2019 to December 2020 for prices ranging from \$51,000 to \$114,000. The subject's assessment reflects a market value of \$80,580 which is within the range established by the best comparable sales in the record. The Board finds these 22 comparable sales have a combined total ownership interest in the condominium property of 15.2610%. The Board also finds these comparables have an aggregate sale price of \$1,990,300, reflecting a total market value of \$13,041,740 for the condominium property. Applying the subject's percentage of ownership interest of 0.7032% to the total market value results in a market value for the subject of \$91,710, which is greater than the subject's estimated market value as reflected by its assessment. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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: _____

August 20, 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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