



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Arij Zaidi Ali
DOCKET NO.: 22-22735.001-R-1
PARCEL NO.: 07-30-300-008-1008

The parties of record before the Property Tax Appeal Board are Arij Zaidi Ali, the appellant, by Christopher G. Walsh, Jr., attorney-at-law of Walsh Law, LLC 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 **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:	\$594
IMPR.:	\$13,750
TOTAL:	\$14,344

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 2022 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 residential condominium unit that contains approximately 1,000 square feet of living area. The condominium is of brick exterior construction built in 1977 and is approximately 45 years old. The subject property is located in a condominium complex with 39 units. Features of the unit include a slab foundation and 1½ bathrooms. The condominium complex has a 33,454 square foot site located in Hanover Park, Schaumburg Township, Cook County. The subject is classified as a class 2-99 residential condominium 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 completed Section IV – Recent Sale Data of the appeal disclosing the subject property was purchased on April 17, 2020, for a price of \$125,000. The appellant identified the seller as Kimberley Diamond Vistas LLC and indicated the parties to the transaction were not related.

The appellant further indicated the property was sold through a realtor and had been advertised for sale in the Multiple Listing Service (MLS) but did not know the exposure time. To document the transaction the appellant submitted a copy the settlement statement dated April 17, 2020, reporting the names of the parties, the purchase price of \$125,000, and the payment of commissions to two realtors totaling \$4,770. The appellant also submitted a copy of the warranty deed associated with the transaction. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$12,500 to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,344. The subject's assessment reflects a market value of \$143,440 when using the level of assessment for class 2-99 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 document titled Condominium Analysis Results for 2022. The analysis included a list of the units in the subject's condominium and their respective ownership interests in the condominium with the subject property reported to have a 2.732% ownership interest in the condominium common elements. The analysis included ten sales of units in the subject's condominium, including the sale of the subject, that occurred from December 2019 to October 2022 for a total adjusted consideration of \$1,386,850. The board of review analysis disclosed that the percentage of interest in the subject's condominium of the units that sold was 25.4510%. Dividing the total adjusted consideration by the percentage of interest of the units that sold resulted in a full value for the subject's condominium complex of \$5,449,098. Multiplying the full value of the complex by the subject's percentage of ownership interest in the common elements of 2.732% results in a market value for the subject property of \$148,869 and a total assessment of \$14,887 when applying the Cook County Real Property Assessment Classification Ordinance for class 2-99 property of 10%, which is greater than the subject's total assessed value.

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 submitted evidence disclosing the subject property was purchased in an arm's length transaction in April 2020 for a price of \$125,000. The board of review presented an analysis using ten sales of condominium units in the subject's condominium complex, including the sale of the subject property, in support of the assessment. The Board gives diminished weight to the subject's sale due to the fact the transaction occurred approximately 20 months prior to the assessment date at issue, not as proximate in time to the assessment date as the best sales found in this record. Similarly, the Board gives less weight to the comparables contained in the board of review analysis that occurred in 2019 and 2020 as well as the transaction that occurred in October 2022, as these did not occur as proximate in time to the assessment date as the best sales in the board of review analysis. The Board finds the best evidence of market value

in the record to be the four comparable sales submitted by the board of review that occurred from March 2021 to October 2021 for prices ranging from \$127,000 to \$157,000. These comparables had a combined adjusted consideration of \$581,100 and a combined percentage of interest in the subject's condominium of 9.968%. Dividing the total adjusted consideration by the percentage of interest of the units that sold in 2021 results in a full value for the subject's condominium complex of \$5,829,655. Multiplying the estimated full value of the complex by the subject's percentage of ownership interest in the common elements of 2.732% results in a market value for the subject property of \$159,266 and a total assessment of \$15,927 when applying the Cook County Real Property Assessment Classification Ordinance level of assessments for class 2-99 property of 10%, which is greater than the subject's total assessed value. Based on this record 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: _____

C E R T I F I C A T I O N

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:

January 20, 2026



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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