



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

APPELLANT: Rami Mornel
DOCKET NO.: 12-28181.001-R-1
PARCEL NO.: 30-19-220-021-0000

The parties of record before the Property Tax Appeal Board are Rami Mornel, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin PC 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: \$2,088
IMPR.: \$3,904
TOTAL: \$5,992

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 2012 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 one-story dwelling of masonry construction. The dwelling is approximately 50 years old and has 1,055 square feet of living area. Features of the home include a concrete slab foundation and one-car garage. The property has a 6,426 square foot site and is located in Calumet City, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In a petition submitted with the appeal, the appellant's attorney stated the subject property was purchased in an arm's length transaction on June 15, 2012 for a price of \$28,550 or \$27.06 per square foot of living area, land included. The appellant submitted copies of the settlement statement and the real estate contract to document the transaction but did not complete Section IV of the residential appeal form. The settlement statement revealed the seller was Deutsche Bank and commissions were paid to realty firms.

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 "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,992. The subject's assessment reflects a market value of \$61,837 or \$58.61 per square foot of living area, land included, when using the 2012 three year average median level of assessments for class 2 property of 9.69% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales that sold from May 2009 to October 2010 for prices that ranged from \$64,898 to \$79,000 or from \$56.58 to \$71.69 per square foot of living area, land included.

The appellant's attorney submitted a rebuttal brief.

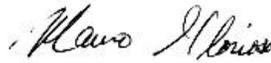
Conclusion of Law

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.

Although the appellant stated the subject was purchased in an arm's length transaction in June 2012 for a price of \$28,550 or \$27.06 per square foot of living area, land included, the appellant did not submit evidence to establish that the property had been exposed to the market. The appellant did not complete Section IV – Recent Sale Data of the residential appeal form and did not answer questions that asked for the name of the seller; whether the parties were related; whether the property had been advertised for sale; how was it advertised and for how long; and whether the sale was the result of a foreclosure due to the settlement statement identifying the seller as Deutsche Bank. The Board finds, due to the lack of data, the appellant failed to provide sufficient evidence to challenge the correctness of the assessment so as to shift the burden of proof to the Cook County Board of Review. (86 Ill.Admin.Code §1910.63(a)&(b)). Moreover, the Board finds board of review comparable #2 sold in October 2010 for a price of \$65.39 per square foot of living area, land included. This sale was proximate to the assessment date at issue and further undermines the appellant's claim that the subject's sale price was reflective of market value. The subject's assessment reflects a market value of \$58.61 per square foot of living area, land included, which is less than the market value of the best comparable sale in the record.

Based on this record, the Board finds no change in the 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.



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 20, 2016



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 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 the subsequent year 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.

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.