



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

APPELLANT: Aleem Minahi and Abdul Q Al-Musawi
DOCKET NO.: 07-28357.001-R-1
PARCEL NO.: 15-09-215-001-0000

The parties of record before the Property Tax Appeal Board are Aleem Minahi and Abdul Q Al-Musawi, the appellant(s), by attorney James A. Field, of Field and Goldberg, LLC in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$ 4,141
IMPR.: \$ 4,895
TOTAL: \$ 9,036

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 3,698 square feet of land improved with a two-story, masonry dwelling. The improvement contains 4,270 square feet of living area as well as two and one half-baths.

As to the merits of this appeal, the appellant argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

The appellant's pleadings include recent sales data reflecting that the subject property is located in Bellwood and that it sold on October 27, 2004 for \$90,000. The appellant enclosed a copy of the purchase contract, settlement statement, and bill of sale in support of the sale of the subject. The purchase contract states that the property was purchased by owner, and that it was not listed by a realtor on the open market. 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" wherein the subject's final assessment was disclosed as \$31,288. Based upon the application of the Illinois Department of Revenue's three-year median level of assessment for tax year 2007 of 10.04% for class 2 property, as is the subject property, the actual market value is \$311,633.

The board of review submitted descriptive and assessment data relating to four suggested comparables located within a one-quarter mile's radius of the subject. The properties are improved with two-story, masonry dwellings. The improvements ranged: in bathrooms from two and one half-baths to three and one half-baths; in age from 77 to 112 years; in size from 2,764 to 4,982 square feet of living area; and in improvement assessment from \$6.18 to \$9.74 per square foot of living area. Amenities include a full unfinished basement.

In addition, the board of review's analysis reflected a sale price of subject property of \$90,000 on October 1, 2004. They also included sales data for comparables #1 and #2 indicating they sold from June 1, 2004 to February 1, 2005 for a price of \$183,400 to \$252,746 or \$44.42 and \$84.05 per square footage, including land.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.App.3d 1038 (3rd Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd Dist. 2000). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the Board concludes that the evidence indicates a reduction is warranted.

The Board finds that the best evidence of market value was the recent purchase price of the subject property. The unrebutted evidence demonstrated that the subject sold on October 27, 2004 for \$90,000. The Board further finds that the county failed to proffer any evidence indicating either that this sale was not an arm's length transaction but did show that were sales comparables located within the subject's area which rebutted the validity of the subject's sale price.

On the basis of this analysis, the Board finds that the subject had a fair market value of \$90,000 as of the 2007 assessment date at issue. Since fair market value has been established, the Department of Revenue median level of assessment for Cook County class 2, residential property of 10.04% for tax year 2007 shall apply to this subject property.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

J. R.

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: June 22, 2012

Allen Castrovillari

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.