



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

APPELLANT: Saleh Musa  
DOCKET NO.: 07-28450.001-R-1  
PARCEL NO.: 13-14-212-036-1001

The parties of record before the Property Tax Appeal Board are Saleh Musa, the appellant, by attorney Terrence Kennedy Jr., of The Law Offices of Terrence Kennedy Jr. 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:** \$1,485  
**IMPR.:** \$26,125  
**TOTAL:** \$27,610

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of an 86 year old single condominium unit located in Jefferson Township, Cook County. The appellant, by counsel, contends the market value of the subject property is not accurately reflected in its assessed valuation.

In support of this overvaluation argument the appellant submitted a copy of a closing statement establishing the subject property was purchased on August 3, 2005 for \$275,000. In a letter, the appellant's counsel indicated that the 2007 assessment of \$41,611 issued by the Cook County Board of Review was well above the 10% level of assessments for class 2 properties as established by the Illinois Department of Revenue. The attorney requested the Property Tax Appeal Board reduce the subject's assessment to reflect 10% of its purchase price of \$275,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$41,611 was disclosed. The subject's assessment reflects a market value of \$414,452 using the three-year median level of assessment for Cook

County Class 2, residential property as determined by the Illinois Department of Revenue of 10.04% for 2007. In support of the subject's assessment, the board of review also submitted a memo from Matt Panush, Cook County Board of Review Analyst. The memorandum shows that ten units or 80.93% of ownership within the subject's building sold between 2004 and 2007 for a total of \$1,624,500. An allocation of 2% was subtracted from the sale price for personal property and the adjusted price was factored to reflect 100% ownership to arrive at a total market value for the property of \$1,967,144. The subject's percentage of ownership, 20.48%, was then utilized to arrive at a value for the subject unit of \$402,871. As a result of its analysis, the board requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). Proof of the market value of the subject property may consist of an appraisal of the subject property as of the assessment date at issue. (86 Ill.Admin.Code 1910.65(c)(1)). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value in the record is the recent purchase price for the subject property of \$275,000. In support of the purchase, the appellant submitted a copy of the August 2005 closing statement. The Board finds the subject's assessment reflects a market value greater than the indication of value presented by the appellant.

Based on this record the Property Tax Appeal Board finds the subject property had a market value of \$275,000 as of January 1, 2007. Since market value has been determined the 10.04% median level of assessment for class 2, residential property as established by the Illinois Department of Revenue for Cook County shall apply.

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

*Mario Morris*

Member

*J. R.*

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: November 30, 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.