



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

APPELLANT: Chaim Kohanchi  
DOCKET NO.: 08-25930.001-R-1  
PARCEL NO.: 13-01-401-032-0000

The parties of record before the Property Tax Appeal Board are Chaim Kohanchi, the appellant, by attorney Brian S. Maher of Weis, DuBrock, Doody & Maher, Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$8,928  
IMPR.: \$36,486  
TOTAL: \$45,414**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story multi-family dwelling of masonry construction containing 2,218 square feet of living area. The building is approximately 84 years old and contains two apartments. Features of the building include a full basement with a recreation room and a two-car detached garage. The property has a 3,720 square foot site and is located in Chicago, Jefferson Township, Cook County. The property is classified a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance (hereafter "Ordinance"). The property has an Ordinance level of assessments of 16% for the 2008 tax year.

The appellant's appeal is based on overvaluation for the 2008 tax year. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 30, 2009 for a price of \$215,000. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor and the property had been advertised on

the open market with the Multiple Listing Service. The appellant did not indicate how long the property was exposed for sale on the open market. In further support of the transaction the appellant submitted a copy of the settlement statement and copy of a counterproposal to a purchase and sale agreement. The appellant also provided a copy of a document with the heading Assessment Ratios 2006 indicating Jefferson Township had a median level of assessments for class 2 property of 9.19%. Based on this evidence, the appellant requested the subject's assessment to be reduced to \$19,758 to reflect the purchase price and the application of the 2006 level of assessment for class 2 property in Jefferson Township of 9.19%.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$45,414 was disclosed. The subject's assessment reflects a market value of \$473,063 or \$213.28 per square foot of living area, including land, when applying the 2008 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 9.60% as determined by the Illinois Department of Revenue.

In support of the assessment the board of review submitted information on four comparables improved with two-story multi-family dwellings of masonry construction that range in size from 2,504 to 2,548 square feet of living area. The buildings ranged in age from 83 to 84 years old and each had two apartments. Each has the same neighborhood code and classification code as the subject property. Each comparable has a full basement with three having recreation rooms. The comparables also have two-car garages and sites with 3,720 square feet of land area. The comparables have land assessments of \$8,928, the same as the subject's land assessment, and improvement assessments ranging from \$41,217 to \$42,154 or from \$16.27 to \$16.62 per square foot of living area. The subject has an improvement assessment of \$36,486 or \$16.45 per square foot of living area.

The board of review submission also disclosed the subject property sold in May 2006 for a price of \$599,500. The record further disclosed board of review comparables #2 and #3 sold in May 2006 and November 2006 for prices of \$513,000 and \$460,000 or \$204.87 and \$182.98 per square foot of living area, including land, respectively. The board of review also presented a list of sales of class 2-11 properties in the subject's neighborhood. The list included four additional sales that occurred from July 2006 to October 2007 for prices ranging from \$275,000 to \$570,000.

The board of review evidence also included a copy of a printout from the Cook County Recorder of Deeds disclosing the subject property was the subject matter of a judicial sale in May 2008 in which the grantor was the Judicial Sales Corporation and the grantee was US Bank. U.S. Bank National Association was identified as the grantor in the transaction with the appellant. Based on this evidence, the board of review 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 a reduction in the subject's assessment is not warranted.

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); 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 record disclosed the appellant purchased the subject property one year after the assessment date at issue in January 2009, following a judicial sale, for a price of \$215,000. The record further disclosed the subject property was previously purchased in May 2006 for a price of \$599,500. The record also has two comparables sales provided by the board of review in its grid analysis that were similar to the subject in all respects that sold in May 2006 and November 2006 for prices of \$513,000 and \$460,000 or for \$204.87 and \$182.98 per square foot of living area, including land, respectively. The board of review also provided a list that included four additional properties similar to the subject in location and classification that sold from July 2006 to October 2007 for prices ranging from \$275,000 to \$570,000. The subject's total assessment of \$45,414 reflects a market value of \$473,063 or \$213.28 per square foot of living area, including land, when applying the 2008 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of

9.60% as determined by the Illinois Department of Revenue. Considering the comparable sales and the fact the subject sold approximately 18 months prior to the assessment date for a price of \$599,500 and one year after the assessment date for a price of \$215,000, the Board finds the subject's assessment was reflective of the property's market value as of January 1, 2008, and a reduction 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.



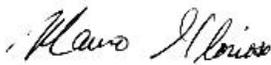
Chairman



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 24, 2014



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.