



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

APPELLANT: Monear Joudeh  
DOCKET NO.: 09-28751.001-R-1  
PARCEL NO.: 24-05-408-036-0000

The parties of record before the Property Tax Appeal Board are Monear Joudeh, the appellant; 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:** \$ 2,212  
**IMPR.:** \$ 13,719  
**TOTAL:** \$ 15,931

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a 37-year old, multi-level, frame and masonry, single-family dwelling. It contains 1,265 square feet of living area and is situated on a 5,900 square foot lot. Features include one and one half-baths, three bedrooms, a partial basement with a recreation room, central air conditioning, and a detached two-car garage. The appellant argued that the market value of the subject property is not accurately reflected in its assessed value.

In support of this overvaluation argument, the appellant submitted a copy of a settlement statement indicating that the subject sold in July 2009 for \$179,000. This form indicates that a realtor was involved in this transaction and that an owner's policy for title insurance was issued for the amount of the purchase price. Additionally, the appellant's petition indicates that: this was not a transfer between related parties; the property was listed for sale on the open market; and the seller's mortgage was not assumed.

The appellant also submitted an appraisal authored by Kathleen M. Phillips. The report indicates Phillips holds the designation of a State of Illinois certified real estate appraiser. The appraiser personally inspected the interior and exterior of the subject and indicated the subject has an estimated market value of \$180,500 as of July 8, 2009. The purpose of this report was to provide the buyer's lender with an accurate opinion of the market value of the subject property. The appraisal report utilized the sales comparison approach to value to estimate the market value for the subject property.

Under the sales comparison approach the appraiser analyzed the sales of three properties, supported with two active listings. The properties contained from 1,245 to 1,400 square feet of living area and sold from February 2009 to June 2009 for prices ranging from \$180,000 to \$203,000, or from \$144.58 to \$145.45 per square foot of living area, including land. The appraiser adjusted each of the comparables for pertinent factors. Based on the similarities and differences of the comparables when compared to the subject, the appraiser estimated a value for the subject of \$180,500. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$24,109 was disclosed. This assessment reflects a market value of \$270,888 using the Illinois Department of Revenue's 2009 three year median level of assessment of 8.9% for Cook County Class 2 property. In support of the subject's assessment, the board of review submitted descriptive and assessment data, as well as black and white photographs, relating to four suggested comparables located in the subject's neighborhood. The properties are improved with a multi-level, frame and masonry, single-family dwelling. They range: in age from 40 to 41 years; in size from 1,226 to 1,284 square feet of living area; and in improvement assessment from \$15.61 to \$18.55 per square foot. Amenities for the comparables include one and one half-baths, three or four bedrooms, a partial basement with a recreation room, central air conditioning, and a two-car garage. The board of review's grid sheet also evidenced a sale of comparable #1 in October 2007 for \$255,000, or \$207.00 per square foot, including land. As a result of this 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.

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, 331 Ill.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 finds that the appellant has met the burden of demonstrating that the subject is overvalued and that a reduction is warranted.

The Board finds that the best evidence of market value was the recent purchase price of the subject property. This sale is supported by the appraisal that was completed for mortgage financing purposes. The un rebutted evidence demonstrated that the subject sold in July 2009 for \$179,000. This was a transfer between unrelated parties that was listed for sale on the open market and a broker's fee was paid on this transaction. The Board further finds that the county failed to proffer any evidence indicating either that this sale was not an arm's length transaction or that there were a range of sale 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 \$179,000 as of the 2009 assessment date at issue. Since fair market value has been established, the Department of Revenue's median level of assessment for Cook County class 2, residential property of 8.9% for tax year 2009 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

*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: September 21, 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.