



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

APPELLANT: Sana Ramahi
DOCKET NO.: 10-20204.001-R-1
PARCEL NO.: 23-11-307-056-0000

The parties of record before the Property Tax Appeal Board are Sana Ramahi, the appellant(s), by attorney David Platek in Downers Grove, 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: \$ 4,779
IMPR.: \$ 24,108
TOTAL: \$ 28,887

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 10,062 square foot parcel of land improved with an 22-year old, two-story, frame and masonry, single-family dwelling containing 2,226 square feet of living area, two and one-half baths, air conditioning, a fireplace, and a partial, unfinished basement. The appellant argues that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant's petition indicates the subject was purchased on January 28, 2010 for \$272,000. The petition also indicates the sale was not between related parties, was listed on the open market with a realtor, and that it sold in settlement of a foreclosure. The appellant included a copy of Senate Bill 3334 and argued that compulsory sales should be taken into account in reviewing and correcting property tax assessments. The appellant includes a copy of the multiple listing services advertisement which indicates the seller is offering special financing with incentives. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment of \$28,887. The subject's final assessment reflects a fair market value of \$323,121 or \$145.16 per square foot of living area using the Illinois Department of Revenue's 2010 three year median level of assessment for class 2 property of 8.94%.

In support of the subject's assessment, the board of review submitted descriptions and sales and assessment information on four properties. These properties are described as two-story, masonry or frame and masonry, single-family dwellings with various amenities. The properties range: in age from 7 to 33 years; in size from 2,260 to 2,844 square feet of living area; and in improvement assessments from \$12.83 to \$16.10 per square foot of living area. These properties sold from June to December 2010 for prices ranging from \$413,000 to \$460,000 or from \$154.22 to \$193.81 per square foot of living area.

The board of review also included a memorandum arguing that the subject's sale was a compulsory sale that does not meet the appellant's burden of establishing market value. As a result of this analysis, the board requested confirmation of the subject's assessment.

At hearing, the appellant's attorney acknowledged that the sale was a short sale, but argued that the property was listed on the open market. He argued that the sale was an arm's length transaction.

The board of review's representative, Israel Smith, argued that the compulsory sale does not represent the true market value of the subject. He asserted that the comparable sales submitted by the board of review show that the subject's sale was not at market value.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

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).

In addressing the appellant's market value argument, the PTAB finds that the sale of the subject in January 2010 was a "compulsory sale." A "compulsory sale" is defined as

(i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" and (ii) the first sale of real estate owned by a financial institution as a result of a judgment of foreclosure, transfer pursuant to a deed in lieu of foreclosure, or consent judgment, occurring after the foreclosure proceeding is complete.

35 ILCS 200/1-23. Real property in Illinois must be assessed at its fair cash value, which can only be estimated absent any compulsion on either party.

Illinois law requires that all real property be valued at its fair cash value, estimated at the price it would bring at a fair voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is likewise ready, willing, and able to buy, but is not forced to do so.

Board of Educ. of Meridian Community Unit School Dist. No. 223 v. Illinois Property Tax Appeal Board, 961 N.E.2d 794, 802, 356 Ill.Dec. 405, 413 (2d Dist. 2011) (citing Chrysler Corp. v. Illinois Property Tax Appeal Board, 69 Ill.App.3d 207, 211, 387 N.E.2d 351 (2d Dist. 1979)).

However, the Illinois General Assembly recently provided very clear guidance for the Board with regards to compulsory sales. Section 16-183 of the Illinois Property Tax Code states as follows:

The Property Tax Appeal Board shall consider compulsory sales of comparable properties for the purpose of revising and correcting assessments, including those compulsory sales of comparable properties submitted by the taxpayer.

35 ILCS 200/16-183. Therefore, the PTAB is statutorily required to consider compulsory sales of comparable properties.

In considering the compulsory sale of the subject property the PTAB looks to the comparable sales to determine if the subject's sale was reflective of the market. The PTAB finds the appellant did not present any sales comparables, however the board of review presented four sales comparables. These properties sold from June to December 2010 for prices ranging from \$413,000 to \$460,000 or from \$154.22 to \$193.81 per square foot of living area. The subject sold in January 2010 for \$272,000 or \$122.19 per square foot of living area; this sale is below the range established by the market. Therefore, the PTAB finds the subject's sale is not reflective of the market value. Conversely, the subject's assessment reflects a market value of \$323,121 or \$145.16 per square foot of living area which is only slightly below the range established by the market. The PTAB

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finds the subject's assessment is supported and a reduction is not warranted.

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 20, 2013

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.