



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

APPELLANT: 1534 W. Pratt Condominium Association
DOCKET NO.: 09-20396.001-R-1 through 09-20396.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1534 W. Pratt Condominium Association, the appellant, by attorney Frederick R. Dempsey, of the Law Office of Frederick R. Dempsey 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-20396.001-R-1	11-32-120-037-1001	1,323	12,037	\$13,360
09-20396.002-R-1	11-32-120-037-1002	1,325	12,053	\$13,378
09-20396.003-R-1	11-32-120-037-1003	1,150	10,464	\$11,614
09-20396.004-R-1	11-32-120-037-1004	1,800	16,375	\$18,175
09-20396.005-R-1	11-32-120-037-1005	1,323	12,037	\$13,360
09-20396.006-R-1	11-32-120-037-1006	1,323	12,037	\$13,360
09-20396.007-R-1	11-32-120-037-1007	1,150	10,464	\$11,614
09-20396.008-R-1	11-32-120-037-1008	1,800	16,375	\$18,175
09-20396.009-R-1	11-32-120-037-1009	1,323	12,037	\$13,360
09-20396.010-R-1	11-32-120-037-1010	1,323	12,037	\$13,360
09-20396.011-R-1	11-32-120-037-1011	1,150	10,464	\$11,614
09-20396.012-R-1	11-32-120-037-1012	1,800	16,375	\$18,175

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is 45-year old residential condominium building containing 12 residential units. PINs 1001, 1005, 1006, 1009, and 1010 have a 7.88% ownership interest in the common elements. PIN 1002 has a 7.89% ownership interest in the common elements. PINs 1003, 1007, and 1011 have a 6.85% ownership interest in the common elements. PINs 1004, 1008, and 1012 have a 10.72% ownership interest in the common elements. The property has a 10,500 square foot site and is located in Rogers Park Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,905,000 as of January 1, 2009. The appraiser inspected a representative unit from each ownership percentage and valued PINs 1003, 1007 and 1011 at \$120,000 each. PINs 1001, 1002, 1005, 1006, 1009, and 1010 were valued at \$145,000 each. PINs 1004, 1008, and 1012 were valued at \$225,000 each.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,276. The subject's assessment reflects a market value of \$2,609,843 when applying the 2009 three-year median level of assessment of 8.9% for class 2 property as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a condominium analysis detailing two suggested comparable sales in the subject's building that sold during 2005 and 2006 for an aggregate price of \$400,000. The board of review applied a 2% market value reduction to the subject for personal property, without further evidence, to arrive at an adjusted market value of \$392,000 for the units sold. The board of review disclosed the sold units sold comprised 15.76% of all units in the building. The result

yielded a full market value of the condominium property of \$2,487,309.

Conclusion of Law

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. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant, as the two sales analyzed by the board of review were from 2005 and 2006. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$1,905,000 as of the assessment date at issue. Since market value has been established the 2009 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.9% as determined by the Illinois Department of Revenue shall apply. 86 Ill.Admin.Code §1910.50(c)(2).

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

Acting Member



Acting 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 22, 2016



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.