



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

APPELLANT: Maple View Condominium Association  
DOCKET NO.: 09-20500.001-R-2 through 09-20500.021-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Maple View Condominium Association, the appellant(s), by attorney Michael E. Crane, of Crane and Norcross 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
09-20500.001-R-2	16-18-127-027-1001	552	11,371	\$11,923
09-20500.002-R-2	16-18-127-027-1002	552	11,371	\$11,923
09-20500.003-R-2	16-18-127-027-1003	552	11,371	\$11,923
09-20500.004-R-2	16-18-127-027-1004	552	11,371	\$11,923
09-20500.005-R-2	16-18-127-027-1005	552	11,371	\$11,923
09-20500.006-R-2	16-18-127-027-1006	552	11,371	\$11,923
09-20500.007-R-2	16-18-127-027-1007	552	11,371	\$11,923
09-20500.008-R-2	16-18-127-027-1008	552	11,371	\$11,923
09-20500.009-R-2	16-18-127-027-1009	552	11,371	\$11,923
09-20500.010-R-2	16-18-127-027-1010	552	11,371	\$11,923
09-20500.011-R-2	16-18-127-027-1011	552	11,371	\$11,923
09-20500.012-R-2	16-18-127-027-1012	552	11,371	\$11,923
09-20500.013-R-2	16-18-127-027-1013	396	8,157	\$8,553
09-20500.014-R-2	16-18-127-027-1014	396	8,623	\$9,019
09-20500.015-R-2	16-18-127-027-1015	396	8,157	\$8,553
09-20500.016-R-2	16-18-127-027-1017	552	11,371	\$11,923
09-20500.017-R-2	16-18-127-027-1018	552	11,371	\$11,923
09-20500.018-R-2	16-18-127-027-1019	660	13,596	\$14,256
09-20500.019-R-2	16-18-127-027-1020	660	13,596	\$14,256
09-20500.020-R-2	16-18-127-027-1021	660	13,596	\$14,256
09-20500.021-R-2	16-18-127-027-1022	552	11,371	\$11,923

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 consists of 21 units in a 22 unit residential condominium building. The subject units have a 95.40% ownership interest in the condominium as a whole. The building was constructed in 1928. The property has a 10,681 square foot site and is located in Oak 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 and a contention of law as the bases of the appeal. In support of the overvaluation argument, the appellant submitted recent sale prices for three of the subject units. The appellant also argued that the subject's 2009 market value represents a 55% increase from the subject's 2008 market value and that such an increase is not warranted. Lastly, the appellant argued that according to the Standard & Poor's Case-Shiller Home Price Index and the Illinois Association of Realtors, there has been a downward spiral in home prices.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$274,852. The subject's assessment reflects a market value of \$3,088,225, including land, when applying the 2009 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.90% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted a condominium sales analysis. The board

utilized the recent sales of six units in the subject condominium. The sale prices of the six units totaled \$940,550. The board deducted two percent to account for personal property resulting in an adjusted consideration of \$921,739. This amount was divided by the total percentage of ownership of the units sold of 28.50% resulting in a market value for 100% of the condominium of \$3,234,172.

### **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 appellant argued that the subject's 2009 market value represents a 55% increase from the subject's 2008 market value and that such an increase is not warranted due to declining home sale prices. The Board gives little merit to this argument. The Board finds this type of argument is not a persuasive indicator that demonstrates the subject property is overvalued by a preponderance of the evidence. The Board finds rising or falling assessments on a percentage basis do not indicate whether a property is equitably assessed. The Board finds assessors and boards of review are required by the Property Tax Code to revise and correct real property assessments, reflect market value, maintain uniformity of assessments, and be fair and just. This may result in properties having increased or decreased assessments of varying percentages.

The Board finds the best evidence of market value to be the recent sales in the subject building that were provided by the board of review and the appellant. The sales totaled \$1,100,000. The Board will not reduce the sale prices to account for personal property as no evidence was submitted regarding the amount of personal property included in the sales. The total sale price was divided by the percentage of interest sold of 37.7% resulting in a fair market value for 100% of the condominium of \$2,917,772. This amount was multiplied by the percentage of interest at hand of 95.4% resulting in a fair market value for the subject units of \$2,783,554. This amount

was multiplied by the 2009 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.90% resulting in an assessment of \$247,736. The subject's current assessment of \$274,852 is above this amount. Based on this evidence the Board finds a reduction in the subject's assessment is 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

*K. L. Fan*

*Klaus Albrecht*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

*JR*

*Jerry White*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Acting Member

*Robert Steffen*

\_\_\_\_\_  
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: November 20, 2015

*A. Proctor*

\_\_\_\_\_  
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.