



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

APPELLANT: Evergreen of Crestwood Assoc.
DOCKET NO.: 09-35509.001-R-1 through 09-35509.168-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Evergreen of Crestwood Assoc., the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-35509.001-R-1	24-33-403-112-1001	1,183	9,852	\$11,035
09-35509.002-R-1	24-33-403-112-1002	1,183	9,852	\$11,035
09-35509.003-R-1	24-33-403-112-1003	1,183	9,852	\$11,035
09-35509.004-R-1	24-33-403-112-1004	1,183	9,852	\$11,035
09-35509.005-R-1	24-33-403-112-1005	1,197	9,968	\$11,165
09-35509.006-R-1	24-33-403-112-1006	1,197	9,968	\$11,165
09-35509.007-R-1	24-33-403-112-1007	1,197	9,968	\$11,165
09-35509.008-R-1	24-33-403-112-1008	1,197	9,968	\$11,165
09-35509.009-R-1	24-33-403-112-1009	1,183	9,852	\$11,035
09-35509.010-R-1	24-33-403-112-1010	1,183	9,852	\$11,035
09-35509.011-R-1	24-33-403-112-1011	1,183	9,852	\$11,035
09-35509.012-R-1	24-33-403-112-1012	1,183	9,852	\$11,035
09-35509.013-R-1	24-33-403-112-1013	1,183	9,852	\$11,035
09-35509.014-R-1	24-33-403-112-1014	1,183	9,852	\$11,035
09-35509.015-R-1	24-33-403-112-1015	1,183	9,852	\$11,035
09-35509.016-R-1	24-33-403-112-1016	1,183	9,852	\$11,035
09-35509.017-R-1	24-33-403-112-1017	1,197	9,309	\$10,506
09-35509.018-R-1	24-33-403-112-1018	1,197	9,968	\$11,165
09-35509.019-R-1	24-33-403-112-1019	1,197	9,968	\$11,165
09-35509.020-R-1	24-33-403-112-1020	1,197	9,968	\$11,165
09-35509.021-R-1	24-33-403-112-1021	1,183	9,852	\$11,035

09-35509.022-R-1	24-33-403-112-1022	1,183	9,852	\$11,035
09-35509.023-R-1	24-33-403-112-1023	1,183	9,852	\$11,035
09-35509.024-R-1	24-33-403-112-1024	1,183	9,852	\$11,035
09-35509.025-R-1	24-33-403-112-1025	103	856	\$959
09-35509.026-R-1	24-33-403-112-1026	103	856	\$959
09-35509.027-R-1	24-33-403-112-1027	103	856	\$959
09-35509.028-R-1	24-33-403-112-1028	103	856	\$959
09-35509.029-R-1	24-33-403-112-1029	103	856	\$959
09-35509.030-R-1	24-33-403-112-1030	103	856	\$959
09-35509.031-R-1	24-33-403-112-1031	103	856	\$959
09-35509.032-R-1	24-33-403-112-1032	103	856	\$959
09-35509.033-R-1	24-33-403-112-1033	103	856	\$959
09-35509.034-R-1	24-33-403-112-1034	103	856	\$959
09-35509.035-R-1	24-33-403-112-1035	103	856	\$959
09-35509.036-R-1	24-33-403-112-1036	103	856	\$959
09-35509.037-R-1	24-33-403-112-1037	103	856	\$959
09-35509.038-R-1	24-33-403-112-1038	103	856	\$959
09-35509.039-R-1	24-33-403-112-1039	103	856	\$959
09-35509.040-R-1	24-33-403-112-1040	103	856	\$959
09-35509.041-R-1	24-33-403-112-1041	103	856	\$959
09-35509.042-R-1	24-33-403-112-1042	103	856	\$959
09-35509.043-R-1	24-33-403-112-1043	103	856	\$959
09-35509.044-R-1	24-33-403-112-1044	103	856	\$959
09-35509.045-R-1	24-33-403-112-1045	103	856	\$959
09-35509.046-R-1	24-33-403-112-1046	103	856	\$959
09-35509.047-R-1	24-33-403-112-1047	103	856	\$959
09-35509.048-R-1	24-33-403-112-1048	103	856	\$959
09-35509.049-R-1	24-33-403-112-1049	1,183	9,852	\$11,035
09-35509.050-R-1	24-33-403-112-1050	1,183	9,852	\$11,035
09-35509.051-R-1	24-33-403-112-1051	1,183	9,852	\$11,035
09-35509.052-R-1	24-33-403-112-1052	1,183	9,852	\$11,035
09-35509.053-R-1	24-33-403-112-1053	1,197	9,968	\$11,165
09-35509.054-R-1	24-33-403-112-1054	1,197	9,968	\$11,165
09-35509.055-R-1	24-33-403-112-1055	1,197	9,968	\$11,165
09-35509.056-R-1	24-33-403-112-1056	1,197	9,968	\$11,165
09-35509.057-R-1	24-33-403-112-1057	1,183	9,852	\$11,035
09-35509.058-R-1	24-33-403-112-1058	1,183	9,852	\$11,035
09-35509.059-R-1	24-33-403-112-1059	1,183	9,852	\$11,035
09-35509.060-R-1	24-33-403-112-1060	1,183	9,852	\$11,035
09-35509.061-R-1	24-33-403-112-1061	103	856	\$959
09-35509.062-R-1	24-33-403-112-1062	103	856	\$959
09-35509.063-R-1	24-33-403-112-1063	103	856	\$959
09-35509.064-R-1	24-33-403-112-1064	103	856	\$959
09-35509.065-R-1	24-33-403-112-1065	103	856	\$959
09-35509.066-R-1	24-33-403-112-1066	103	856	\$959

09-35509.067-R-1	24-33-403-112-1067	103	856	\$959
09-35509.068-R-1	24-33-403-112-1068	103	856	\$959
09-35509.069-R-1	24-33-403-112-1069	103	856	\$959
09-35509.070-R-1	24-33-403-112-1070	103	856	\$959
09-35509.071-R-1	24-33-403-112-1071	103	856	\$959
09-35509.072-R-1	24-33-403-112-1072	103	856	\$959
09-35509.073-R-1	24-33-403-112-1073	1,183	9,852	\$11,035
09-35509.074-R-1	24-33-403-112-1074	1,183	9,852	\$11,035
09-35509.075-R-1	24-33-403-112-1075	1,183	9,852	\$11,035
09-35509.076-R-1	24-33-403-112-1076	1,183	9,852	\$11,035
09-35509.077-R-1	24-33-403-112-1077	1,197	9,968	\$11,165
09-35509.078-R-1	24-33-403-112-1078	1,197	9,968	\$11,165
09-35509.079-R-1	24-33-403-112-1079	1,197	9,968	\$11,165
09-35509.080-R-1	24-33-403-112-1080	1,197	9,968	\$11,165
09-35509.081-R-1	24-33-403-112-1081	1,183	9,852	\$11,035
09-35509.082-R-1	24-33-403-112-1082	1,183	9,852	\$11,035
09-35509.083-R-1	24-33-403-112-1083	1,183	9,852	\$11,035
09-35509.084-R-1	24-33-403-112-1084	1,183	9,852	\$11,035
09-35509.085-R-1	24-33-403-112-1085	103	856	\$959
09-35509.086-R-1	24-33-403-112-1086	103	856	\$959
09-35509.087-R-1	24-33-403-112-1087	103	856	\$959
09-35509.088-R-1	24-33-403-112-1088	103	856	\$959
09-35509.089-R-1	24-33-403-112-1089	103	856	\$959
09-35509.090-R-1	24-33-403-112-1090	103	856	\$959
09-35509.091-R-1	24-33-403-112-1091	103	856	\$959
09-35509.092-R-1	24-33-403-112-1092	103	856	\$959
09-35509.093-R-1	24-33-403-112-1093	103	856	\$959
09-35509.094-R-1	24-33-403-112-1094	103	856	\$959
09-35509.095-R-1	24-33-403-112-1095	103	856	\$959
09-35509.096-R-1	24-33-403-112-1096	103	856	\$959
09-35509.097-R-1	24-33-403-112-1097	1,183	9,852	\$11,035
09-35509.098-R-1	24-33-403-112-1098	1,183	9,852	\$11,035
09-35509.099-R-1	24-33-403-112-1099	1,183	9,852	\$11,035
09-35509.100-R-1	24-33-403-112-1100	1,183	9,852	\$11,035
09-35509.101-R-1	24-33-403-112-1101	1,197	9,970	\$11,167
09-35509.102-R-1	24-33-403-112-1102	1,197	9,312	\$10,509
09-35509.103-R-1	24-33-403-112-1103	1,197	9,970	\$11,167
09-35509.104-R-1	24-33-403-112-1104	1,197	9,970	\$11,167
09-35509.105-R-1	24-33-403-112-1105	1,183	9,852	\$11,035
09-35509.106-R-1	24-33-403-112-1106	1,183	9,852	\$11,035
09-35509.107-R-1	24-33-403-112-1107	1,183	9,852	\$11,035
09-35509.108-R-1	24-33-403-112-1108	1,183	9,852	\$11,035
09-35509.109-R-1	24-33-403-112-1109	103	856	\$959
09-35509.110-R-1	24-33-403-112-1110	103	856	\$959
09-35509.111-R-1	24-33-403-112-1111	103	856	\$959

09-35509.112-R-1	24-33-403-112-1112	103	856	\$959
09-35509.113-R-1	24-33-403-112-1113	103	856	\$959
09-35509.114-R-1	24-33-403-112-1114	103	856	\$959
09-35509.115-R-1	24-33-403-112-1115	103	856	\$959
09-35509.116-R-1	24-33-403-112-1116	103	856	\$959
09-35509.117-R-1	24-33-403-112-1117	103	856	\$959
09-35509.118-R-1	24-33-403-112-1118	103	856	\$959
09-35509.119-R-1	24-33-403-112-1119	103	856	\$959
09-35509.120-R-1	24-33-403-112-1120	103	856	\$959
09-35509.121-R-1	24-33-403-112-1121	1,183	9,852	\$11,035
09-35509.122-R-1	24-33-403-112-1122	1,183	9,852	\$11,035
09-35509.123-R-1	24-33-403-112-1123	1,183	9,852	\$11,035
09-35509.124-R-1	24-33-403-112-1124	1,183	9,852	\$11,035
09-35509.125-R-1	24-33-403-112-1125	1,197	9,968	\$11,165
09-35509.126-R-1	24-33-403-112-1126	1,197	9,968	\$11,165
09-35509.127-R-1	24-33-403-112-1127	1,197	9,968	\$11,165
09-35509.128-R-1	24-33-403-112-1128	1,197	9,968	\$11,165
09-35509.129-R-1	24-33-403-112-1129	1,183	9,852	\$11,035
09-35509.130-R-1	24-33-403-112-1130	1,183	9,852	\$11,035
09-35509.131-R-1	24-33-403-112-1131	1,183	9,852	\$11,035
09-35509.132-R-1	24-33-403-112-1132	1,183	9,852	\$11,035
09-35509.133-R-1	24-33-403-112-1133	103	856	\$959
09-35509.134-R-1	24-33-403-112-1134	103	856	\$959
09-35509.135-R-1	24-33-403-112-1135	103	856	\$959
09-35509.136-R-1	24-33-403-112-1136	103	856	\$959
09-35509.137-R-1	24-33-403-112-1137	103	856	\$959
09-35509.138-R-1	24-33-403-112-1138	103	856	\$959
09-35509.139-R-1	24-33-403-112-1139	103	856	\$959
09-35509.140-R-1	24-33-403-112-1140	103	856	\$959
09-35509.141-R-1	24-33-403-112-1141	103	856	\$959
09-35509.142-R-1	24-33-403-112-1142	103	856	\$959
09-35509.143-R-1	24-33-403-112-1143	103	856	\$959
09-35509.144-R-1	24-33-403-112-1144	103	856	\$959
09-35509.145-R-1	24-33-403-112-1145	1,183	9,852	\$11,035
09-35509.146-R-1	24-33-403-112-1146	1,183	9,852	\$11,035
09-35509.147-R-1	24-33-403-112-1147	1,183	9,852	\$11,035
09-35509.148-R-1	24-33-403-112-1148	1,183	9,852	\$11,035
09-35509.149-R-1	24-33-403-112-1149	1,197	9,968	\$11,165
09-35509.150-R-1	24-33-403-112-1150	1,197	9,968	\$11,165
09-35509.151-R-1	24-33-403-112-1151	1,197	9,968	\$11,165
09-35509.152-R-1	24-33-403-112-1152	1,197	9,968	\$11,165
09-35509.153-R-1	24-33-403-112-1153	1,183	9,852	\$11,035
09-35509.154-R-1	24-33-403-112-1154	1,183	9,852	\$11,035
09-35509.155-R-1	24-33-403-112-1155	1,183	9,852	\$11,035
09-35509.156-R-1	24-33-403-112-1156	1,183	9,852	\$11,035

09-35509.157-R-1	24-33-403-112-1157	103	856	\$959
09-35509.158-R-1	24-33-403-112-1158	103	856	\$959
09-35509.159-R-1	24-33-403-112-1159	103	856	\$959
09-35509.160-R-1	24-33-403-112-1160	103	856	\$959
09-35509.161-R-1	24-33-403-112-1161	103	856	\$959
09-35509.162-R-1	24-33-403-112-1162	103	856	\$959
09-35509.163-R-1	24-33-403-112-1163	103	856	\$959
09-35509.164-R-1	24-33-403-112-1164	103	856	\$959
09-35509.165-R-1	24-33-403-112-1165	103	856	\$959
09-35509.166-R-1	24-33-403-112-1166	103	856	\$959
09-35509.167-R-1	24-33-403-112-1167	103	856	\$959
09-35509.168-R-1	24-33-403-112-1168	103	856	\$959

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 a 168 unit residential condominium. The property is located in Worth Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence of two recent sales and four listings in the subject condominium. The appellant's evidence indicates PIN 1105 sold June 2007 for a price of \$162,000 and PIN 1054 sold in July 2008 for a price of \$150,000. The appellant used these two sales and four listing prices to extrapolate a full market value for the condominium as a whole of \$11,392,336. The Board notes that the appellant's sales analysis made a 6% deduction for personal property. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the recent purchase prices.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,009,168. The subject's assessment reflects a market value of \$11,338,966 land included, when using the 2009 three year average median level of assessment for class 2 property of 8.90% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review evidence of two recent sales in the subject condominium. The board evidence lists the same sale information as submitted by the appellant for PIN 1054. The board also listed an April 2009 sale price for PIN 1132 for a price of \$149,500. The board used these two sales to extrapolate a full market value for the condominium as a whole of \$12,279,063. The Board notes that the board of review's sales analysis made a 2% deduction for personal property. Based on this evidence, the appellant requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the appellant's sales and the board of review's sales, noting that both parties submitted the same sale information for PIN 1054. The three units that sold recently have a total percentage of ownership of 3.2865%. Their purchase prices total \$461,500. The Board did not make a personal property deduction as the parties did not submit evidence that personal property was included in the sale prices. Dividing the total of the recent purchase prices by the total percentage of ownership sold results in a fair market value for the condominium as a whole of \$14,042,294. When this amount is multiplied by the 2009 level of assessment for class 2 property of 8.90%, the result is a total assessment of \$1,249,764. The subject's current assessment of \$1,009,168 is

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below this amount. Based on this record the Board finds a reduction in the subject's assessment 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

Mark Albino

Member

[Signature]

Member

Jerry White

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: July 24, 2015

[Signature]

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.