



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

APPELLANT: 2254 West Arthur Condominium Assoc.
DOCKET NO.: 10-20766.001-R-3 through 10-20766.020-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 2254 West Arthur Condominium Assoc., the appellant(s), by attorney David C. Dunkin, of Arnstein & Lehr, LLP in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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
10-20766.001-R-3	11-31-306-008-1001	719	5,377	\$6,096
10-20766.002-R-3	11-31-306-008-1002	525	3,926	\$4,451
10-20766.003-R-3	11-31-306-008-1003	696	5,199	\$5,895
10-20766.004-R-3	11-31-306-008-1004	506	3,781	\$4,287
10-20766.005-R-3	11-31-306-008-1005	660	4,936	\$5,596
10-20766.006-R-3	11-31-306-008-1006	731	5,461	\$6,192
10-20766.007-R-3	11-31-306-008-1007	887	6,626	\$7,513
10-20766.008-R-3	11-31-306-008-1008	736	5,500	\$6,236
10-20766.009-R-3	11-31-306-008-1009	758	5,662	\$6,420
10-20766.010-R-3	11-31-306-008-1010	792	5,915	\$6,707
10-20766.011-R-3	11-31-306-008-1011	733	5,477	\$6,210
10-20766.012-R-3	11-31-306-008-1012	880	6,575	\$7,455
10-20766.013-R-3	11-31-306-008-1013	737	5,511	\$6,248
10-20766.014-R-3	11-31-306-008-1014	756	5,649	\$6,405
10-20766.015-R-3	11-31-306-008-1015	792	5,915	\$6,707
10-20766.016-R-3	11-31-306-008-1016	733	5,477	\$6,210
10-20766.017-R-3	11-31-306-008-1017	882	6,594	\$7,476
10-20766.018-R-3	11-31-306-008-1018	738	5,519	\$6,257
10-20766.019-R-3	11-31-306-008-1019	756	5,649	\$6,405
10-20766.020-R-3	11-31-306-008-1020	792	5,915	\$6,707

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 2010 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 20-unit condominium building. The building is 82 years old and is situated on an 8,232 square foot parcel located in Rogers Park Township, Cook County. It is classified as class 2-99 property under the Cook County Real Property Classification Ordinance.

The appellant, via counsel, submitted evidence before the Board arguing overvaluation based on the sale of eight of the building's 20 units. In support of this claim, the appellant included: printouts from the assessor's website; printouts from the Cook County Recorder of Deeds website, and a list of each PIN with its unit number and sale information. The evidence disclosed that the aggregate purchase price for the units sold was \$503,000. The sales occurred in 2009 and 2010 for prices ranging from \$21,000 to \$132,000, with 38.57090% of the units being sold. Based on this evidence, the appellant requested a reduction in the subject's total assessment reflecting a 10% level of assessment.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$428,997. The assessment reflects a total market value of \$4,289,970 for the subject when applying the assessment level of 10% as established by the Cook County Real Property Classification Ordinance. The board of review also submitted a memorandum from William E. Cahill, Cook County Assessor Analyst. The board's analysis relied on 11 sales in the subject's building, 7 of which were duplicate sales submitted by the appellant. All sales occurred between 2009 and 2011. Based on the evidence presented, the board of review 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 meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board was provided with seven identical sales from both parties, plus four additional sales submitted by the board of review. The Board finds all of the board of review's sales were proximate to the January 1, 2010 valuation date. All relevant sales were for units located in the subject building.

Based on evidence submitted, the Board finds that the subject property had a market value of \$1,254,735 for the 2010 assessment year. Since the market value has been determined, the assessment level of 10% as established by the Cook County Real Property Classification Ordinance shall apply. This yields an assessed value for the condominium building of \$125,474

Docket No: 10-20766.001-R-3 through 10-20766.020-R-3

as a whole. As the current assessed value is above this amount, this Board finds a reduction is warranted based on the sales evidence contained in the record.

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

Member

DISSENTING: _____

CERTIFICATION

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 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.