



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

APPELLANT: Oakmont Terrace Condominium Association
DOCKET NO.: 10-31924.001-R-1 through 10-31924.020-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Oakmont Terrace Condominium Association, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, 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
10-31924.001-R-1	24-10-301-051-1001	564	9,606	\$10,170
10-31924.002-R-1	24-10-301-051-1002	479	8,152	\$8,631
10-31924.003-R-1	24-10-301-051-1003	479	8,152	\$8,631
10-31924.004-R-1	24-10-301-051-1004	562	9,571	\$10,133
10-31924.005-R-1	24-10-301-051-1005	584	9,947	\$10,531
10-31924.006-R-1	24-10-301-051-1006	573	9,760	\$10,333
10-31924.007-R-1	24-10-301-051-1007	494	8,413	\$8,907
10-31924.008-R-1	24-10-301-051-1008	492	8,390	\$8,882
10-31924.009-R-1	24-10-301-051-1009	574	9,772	\$10,346
10-31924.010-R-1	24-10-301-051-1010	584	9,947	\$10,531
10-31924.011-R-1	24-10-301-051-1011	470	8,000	\$8,470
10-31924.012-R-1	24-10-301-051-1012	469	7,988	\$8,457
10-31924.013-R-1	24-10-301-051-1013	581	9,889	\$10,470
10-31924.014-R-1	24-10-301-051-1014	573	9,760	\$10,333
10-31924.015-R-1	24-10-301-051-1015	495	8,437	\$8,932
10-31924.017-R-1	24-10-301-051-1017	572	9,737	\$10,309
10-31924.018-R-1	24-10-301-051-1018	585	9,973	\$10,558
10-31924.019-R-1	24-10-301-051-1019	467	7,951	\$8,418
10-31924.020-R-1	24-10-301-051-1020	467	7,963	\$8,430

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 20 condominium units located within a three-story, masonry, 44 unit condominium building. The property is located in Worth Township, Cook County. The property is a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted three suggested comparables with limited data on each comparable. The appellant lists an assessment for the building as a whole and breaks down this assessment on a per unit basis. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for these 20 units of \$181,472 with assessments per unit ranging from \$8,418 to \$10,558.

In support of the assessment the board of review submitted information disclosing that two units within the condominium sold in 2008 for a total of \$130,001. The analyst deducted \$2,600 or 2% from the total sale price to account for personal property to arrive at a total adjusted consideration of \$127,401. Dividing the total adjusted consideration by the percentage of ownership in the condominium units that sold of 5.0710% indicated a full value for the condominium property of \$2.512.344. When applying the percentage of ownership for the units under appeal of 77.0400% the board of review estimated the full value of these units at \$1.935.509.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b).

The Board finds that the appellant failed to submit sufficient evidence to determine if these units within the subject property were over assessed. Although the comparables presented by the appellant are similar in location, the appellant failed to submit data on how many units are within each building, how of these units are parking units, and the percentage of ownership which is one of the main factors in determining comparability and, therefore, the Board is unable to determine comparability to the subject property.

As a result of this analysis, the Board further finds that the appellant has not adequately demonstrated that the subject was inequitably assessed by clear and convincing evidence and that 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.

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.