



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

APPELLANT: Dover Park Condo Assoc
DOCKET NO.: 10-36528.001-R-3 through 10-36528.193-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Dover Park Condo Assoc, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review; the C.C.S.D. # 59, and Twp. H.S.D. # 214, intervenors, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

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
10-36528.001-R-3	08-15-400-113-1001	443	6,745	\$ 7,188
10-36528.002-R-3	08-15-400-113-1002	338	5,151	\$ 5,489
10-36528.003-R-3	08-15-400-113-1003	338	5,151	\$ 5,489
10-36528.004-R-3	08-15-400-113-1004	338	5,151	\$ 5,489
10-36528.005-R-3	08-15-400-113-1005	338	5,151	\$ 5,489
10-36528.006-R-3	08-15-400-113-1006	443	6,745	\$ 7,188
10-36528.007-R-3	08-15-400-113-1007	443	6,745	\$ 7,188
10-36528.008-R-3	08-15-400-113-1008	338	5,151	\$ 5,489
10-36528.009-R-3	08-15-400-113-1009	338	5,151	\$ 5,489
10-36528.010-R-3	08-15-400-113-1010	338	5,151	\$ 5,489
10-36528.011-R-3	08-15-400-113-1011	338	5,151	\$ 5,489
10-36528.012-R-3	08-15-400-113-1012	443	6,745	\$ 7,188
10-36528.013-R-3	08-15-400-113-1013	338	5,151	\$ 5,489
10-36528.014-R-3	08-15-400-113-1014	338	5,151	\$ 5,489
10-36528.015-R-3	08-15-400-113-1015	338	5,151	\$ 5,489
10-36528.016-R-3	08-15-400-113-1016	338	5,151	\$ 5,489
10-36528.017-R-3	08-15-400-113-1017	338	5,151	\$ 5,489
10-36528.018-R-3	08-15-400-113-1018	338	5,151	\$ 5,489
10-36528.019-R-3	08-15-400-113-1019	338	5,151	\$ 5,489
10-36528.020-R-3	08-15-400-113-1020	338	5,151	\$ 5,489
10-36528.021-R-3	08-15-400-113-1021	338	5,151	\$ 5,489
10-36528.022-R-3	08-15-400-113-1022	338	5,151	\$ 5,489
10-36528.023-R-3	08-15-400-113-1023	443	6,745	\$ 7,188
10-36528.024-R-3	08-15-400-113-1024	338	5,151	\$ 5,489

10-36528.025-R-3	08-15-400-113-1025	260	3,952	\$ 4,212
10-36528.026-R-3	08-15-400-113-1026	338	5,151	\$ 5,489
10-36528.027-R-3	08-15-400-113-1027	443	6,745	\$ 7,188
10-36528.028-R-3	08-15-400-113-1028	443	6,745	\$ 7,188
10-36528.029-R-3	08-15-400-113-1029	338	5,151	\$ 5,489
10-36528.030-R-3	08-15-400-113-1030	260	3,952	\$ 4,212
10-36528.031-R-3	08-15-400-113-1031	338	5,151	\$ 5,489
10-36528.032-R-3	08-15-400-113-1032	443	6,745	\$ 7,188
10-36528.033-R-3	08-15-400-113-1033	86	1,307	\$ 1,393
10-36528.034-R-3	08-15-400-113-1034	86	1,307	\$ 1,393
10-36528.035-R-3	08-15-400-113-1035	86	1,307	\$ 1,393
10-36528.036-R-3	08-15-400-113-1036	86	1,307	\$ 1,393
10-36528.037-R-3	08-15-400-113-1037	86	1,307	\$ 1,393
10-36528.038-R-3	08-15-400-113-1038	86	1,307	\$ 1,393
10-36528.039-R-3	08-15-400-113-1039	86	1,307	\$ 1,393
10-36528.040-R-3	08-15-400-113-1040	86	1,307	\$ 1,393
10-36528.041-R-3	08-15-400-113-1041	86	1,307	\$ 1,393
10-36528.042-R-3	08-15-400-113-1042	86	1,307	\$ 1,393
10-36528.043-R-3	08-15-400-113-1043	86	1,307	\$ 1,393
10-36528.044-R-3	08-15-400-113-1044	86	1,307	\$ 1,393
10-36528.045-R-3	08-15-400-113-1045	86	1,307	\$ 1,393
10-36528.046-R-3	08-15-400-113-1046	443	6,745	\$ 7,188
10-36528.047-R-3	08-15-400-113-1047	338	5,151	\$ 5,489
10-36528.048-R-3	08-15-400-113-1048	338	5,151	\$ 5,489
10-36528.049-R-3	08-15-400-113-1049	338	5,151	\$ 5,489
10-36528.050-R-3	08-15-400-113-1050	338	5,151	\$ 5,489
10-36528.051-R-3	08-15-400-113-1051	443	6,745	\$ 7,188
10-36528.052-R-3	08-15-400-113-1052	443	6,745	\$ 7,188
10-36528.053-R-3	08-15-400-113-1053	338	5,151	\$ 5,489
10-36528.054-R-3	08-15-400-113-1054	338	5,151	\$ 5,489
10-36528.055-R-3	08-15-400-113-1055	338	5,151	\$ 5,489
10-36528.056-R-3	08-15-400-113-1056	338	5,151	\$ 5,489
10-36528.057-R-3	08-15-400-113-1057	443	6,745	\$ 7,188
10-36528.058-R-3	08-15-400-113-1058	443	6,745	\$ 7,188
10-36528.059-R-3	08-15-400-113-1059	338	5,151	\$ 5,489
10-36528.060-R-3	08-15-400-113-1060	338	5,151	\$ 5,489
10-36528.061-R-3	08-15-400-113-1061	338	5,151	\$ 5,489
10-36528.062-R-3	08-15-400-113-1062	338	5,151	\$ 5,489
10-36528.063-R-3	08-15-400-113-1063	443	6,745	\$ 7,188
10-36528.064-R-3	08-15-400-113-1064	443	6,745	\$ 7,188
10-36528.065-R-3	08-15-400-113-1065	338	5,151	\$ 5,489
10-36528.066-R-3	08-15-400-113-1066	338	5,151	\$ 5,489
10-36528.067-R-3	08-15-400-113-1067	338	5,151	\$ 5,489
10-36528.068-R-3	08-15-400-113-1068	338	5,151	\$ 5,489
10-36528.069-R-3	08-15-400-113-1069	443	6,745	\$ 7,188

10-36528.070-R-3	08-15-400-113-1070	443	6,745	\$ 7,188
10-36528.071-R-3	08-15-400-113-1071	338	5,151	\$ 5,489
10-36528.072-R-3	08-15-400-113-1072	338	5,151	\$ 5,489
10-36528.073-R-3	08-15-400-113-1073	338	5,151	\$ 5,489
10-36528.075-R-3	08-15-400-113-1075	443	6,745	\$ 7,188
10-36528.076-R-3	08-15-400-113-1076	443	6,745	\$ 7,188
10-36528.077-R-3	08-15-400-113-1077	338	5,151	\$ 5,489
10-36528.078-R-3	08-15-400-113-1078	338	5,151	\$ 5,489
10-36528.079-R-3	08-15-400-113-1079	338	5,151	\$ 5,489
10-36528.080-R-3	08-15-400-113-1080	338	5,151	\$ 5,489
10-36528.081-R-3	08-15-400-113-1081	443	6,745	\$ 7,188
10-36528.082-R-3	08-15-400-113-1082	443	6,745	\$ 7,188
10-36528.083-R-3	08-15-400-113-1083	338	5,151	\$ 5,489
10-36528.084-R-3	08-15-400-113-1084	260	3,952	\$ 4,212
10-36528.085-R-3	08-15-400-113-1085	338	5,151	\$ 5,489
10-36528.086-R-3	08-15-400-113-1086	443	6,745	\$ 7,188
10-36528.087-R-3	08-15-400-113-1087	443	6,745	\$ 7,188
10-36528.088-R-3	08-15-400-113-1088	338	5,151	\$ 5,489
10-36528.089-R-3	08-15-400-113-1089	260	3,952	\$ 4,212
10-36528.090-R-3	08-15-400-113-1090	338	5,151	\$ 5,489
10-36528.091-R-3	08-15-400-113-1091	443	6,745	\$ 7,188
10-36528.092-R-3	08-15-400-113-1092	338	5,151	\$ 5,489
10-36528.093-R-3	08-15-400-113-1093	338	5,151	\$ 5,489
10-36528.094-R-3	08-15-400-113-1094	338	5,151	\$ 5,489
10-36528.095-R-3	08-15-400-113-1095	338	5,151	\$ 5,489
10-36528.096-R-3	08-15-400-113-1096	338	5,151	\$ 5,489
10-36528.097-R-3	08-15-400-113-1097	338	5,151	\$ 5,489
10-36528.098-R-3	08-15-400-113-1098	338	5,151	\$ 5,489
10-36528.099-R-3	08-15-400-113-1099	338	5,151	\$ 5,489
10-36528.100-R-3	08-15-400-113-1100	338	5,151	\$ 5,489
10-36528.101-R-3	08-15-400-113-1101	338	5,151	\$ 5,489
10-36528.102-R-3	08-15-400-113-1102	443	6,745	\$ 7,188
10-36528.103-R-3	08-15-400-113-1103	338	5,151	\$ 5,489
10-36528.104-R-3	08-15-400-113-1104	260	3,952	\$ 4,212
10-36528.105-R-3	08-15-400-113-1105	338	5,151	\$ 5,489
10-36528.106-R-3	08-15-400-113-1106	338	5,151	\$ 5,489
10-36528.107-R-3	08-15-400-113-1107	443	6,745	\$ 7,188
10-36528.108-R-3	08-15-400-113-1108	338	5,151	\$ 5,489
10-36528.109-R-3	08-15-400-113-1109	443	6,745	\$ 7,188
10-36528.110-R-3	08-15-400-113-1110	338	5,151	\$ 5,489
10-36528.111-R-3	08-15-400-113-1111	338	5,151	\$ 5,489
10-36528.112-R-3	08-15-400-113-1112	443	6,745	\$ 7,188
10-36528.113-R-3	08-15-400-113-1113	338	5,151	\$ 5,489
10-36528.114-R-3	08-15-400-113-1114	260	3,952	\$ 4,212
10-36528.115-R-3	08-15-400-113-1115	338	5,151	\$ 5,489

10-36528.116-R-3	08-15-400-113-1116	338	5,151	\$ 5,489
10-36528.117-R-3	08-15-400-113-1117	443	6,745	\$ 7,188
10-36528.118-R-3	08-15-400-113-1118	338	5,151	\$ 5,489
10-36528.119-R-3	08-15-400-113-1119	443	6,745	\$ 7,188
10-36528.120-R-3	08-15-400-113-1120	338	5,151	\$ 5,489
10-36528.121-R-3	08-15-400-113-1121	338	5,151	\$ 5,489
10-36528.122-R-3	08-15-400-113-1122	338	5,151	\$ 5,489
10-36528.123-R-3	08-15-400-113-1123	338	5,151	\$ 5,489
10-36528.124-R-3	08-15-400-113-1124	260	3,953	\$ 4,213
10-36528.125-R-3	08-15-400-113-1125	338	5,151	\$ 5,489
10-36528.126-R-3	08-15-400-113-1126	443	6,745	\$ 7,188
10-36528.127-R-3	08-15-400-113-1127	338	5,151	\$ 5,489
10-36528.128-R-3	08-15-400-113-1128	338	5,151	\$ 5,489
10-36528.129-R-3	08-15-400-113-1129	443	6,745	\$ 7,188
10-36528.130-R-3	08-15-400-113-1130	338	5,151	\$ 5,489
10-36528.131-R-3	08-15-400-113-1131	443	6,745	\$ 7,188
10-36528.132-R-3	08-15-400-113-1132	338	5,151	\$ 5,489
10-36528.133-R-3	08-15-400-113-1133	338	5,151	\$ 5,489
10-36528.134-R-3	08-15-400-113-1134	260	3,953	\$ 4,213
10-36528.135-R-3	08-15-400-113-1135	338	5,151	\$ 5,489
10-36528.136-R-3	08-15-400-113-1136	443	6,745	\$ 7,188
10-36528.137-R-3	08-15-400-113-1137	338	5,151	\$ 5,489
10-36528.138-R-3	08-15-400-113-1138	338	5,151	\$ 5,489
10-36528.139-R-3	08-15-400-113-1139	443	6,745	\$ 7,188
10-36528.140-R-3	08-15-400-113-1140	338	5,151	\$ 5,489
10-36528.141-R-3	08-15-400-113-1141	443	6,745	\$ 7,188
10-36528.142-R-3	08-15-400-113-1142	338	5,151	\$ 5,489
10-36528.143-R-3	08-15-400-113-1143	338	5,151	\$ 5,489
10-36528.144-R-3	08-15-400-113-1144	338	5,151	\$ 5,489
10-36528.145-R-3	08-15-400-113-1145	338	5,151	\$ 5,489
10-36528.146-R-3	08-15-400-113-1146	338	5,151	\$ 5,489
10-36528.147-R-3	08-15-400-113-1147	338	5,151	\$ 5,489
10-36528.148-R-3	08-15-400-113-1148	338	5,151	\$ 5,489
10-36528.149-R-3	08-15-400-113-1149	338	5,151	\$ 5,489
10-36528.150-R-3	08-15-400-113-1151	338	5,151	\$ 5,489
10-36528.151-R-3	08-15-400-113-1152	443	6,745	\$ 7,188
10-36528.152-R-3	08-15-400-113-1153	338	5,151	\$ 5,489
10-36528.153-R-3	08-15-400-113-1154	260	3,953	\$ 4,213
10-36528.154-R-3	08-15-400-113-1155	338	5,151	\$ 5,489
10-36528.155-R-3	08-15-400-113-1156	443	6,745	\$ 7,188
10-36528.156-R-3	08-15-400-113-1157	443	6,745	\$ 7,188
10-36528.157-R-3	08-15-400-113-1158	338	5,151	\$ 5,489
10-36528.158-R-3	08-15-400-113-1159	260	3,953	\$ 4,213
10-36528.159-R-3	08-15-400-113-1160	338	5,151	\$ 5,489
10-36528.160-R-3	08-15-400-113-1161	443	6,745	\$ 7,188

10-36528.161-R-3	08-15-400-113-1162	443	6,745	\$ 7,188
10-36528.162-R-3	08-15-400-113-1163	338	5,151	\$ 5,489
10-36528.163-R-3	08-15-400-113-1164	260	3,953	\$ 4,213
10-36528.164-R-3	08-15-400-113-1165	338	5,151	\$ 5,489
10-36528.165-R-3	08-15-400-113-1166	443	6,745	\$ 7,188
10-36528.166-R-3	08-15-400-113-1167	443	6,745	\$ 7,188
10-36528.167-R-3	08-15-400-113-1168	338	5,151	\$ 5,489
10-36528.168-R-3	08-15-400-113-1169	260	3,953	\$ 4,213
10-36528.169-R-3	08-15-400-113-1170	338	5,151	\$ 5,489
10-36528.170-R-3	08-15-400-113-1171	443	6,745	\$ 7,188
10-36528.171-R-3	08-15-400-113-1172	338	5,151	\$ 5,489
10-36528.172-R-3	08-15-400-113-1173	338	5,151	\$ 5,489
10-36528.173-R-3	08-15-400-113-1174	338	5,151	\$ 5,489
10-36528.174-R-3	08-15-400-113-1175	338	5,151	\$ 5,489
10-36528.175-R-3	08-15-400-113-1176	338	5,151	\$ 5,489
10-36528.176-R-3	08-15-400-113-1177	338	5,151	\$ 5,489
10-36528.177-R-3	08-15-400-113-1178	338	5,151	\$ 5,489
10-36528.178-R-3	08-15-400-113-1179	338	5,151	\$ 5,489
10-36528.179-R-3	08-15-400-113-1180	338	5,151	\$ 5,489
10-36528.180-R-3	08-15-400-113-1181	338	5,151	\$ 5,489
10-36528.181-R-3	08-15-400-113-1182	86	1,307	\$ 1,393
10-36528.182-R-3	08-15-400-113-1183	86	1,307	\$ 1,393
10-36528.183-R-3	08-15-400-113-1184	86	1,307	\$ 1,393
10-36528.184-R-3	08-15-400-113-1185	86	1,307	\$ 1,393
10-36528.185-R-3	08-15-400-113-1186	86	1,307	\$ 1,393
10-36528.186-R-3	08-15-400-113-1187	86	1,307	\$ 1,393
10-36528.187-R-3	08-15-400-113-1188	86	1,307	\$ 1,393
10-36528.188-R-3	08-15-400-113-1189	86	1,307	\$ 1,393
10-36528.189-R-3	08-15-400-113-1190	86	1,307	\$ 1,393
10-36528.190-R-3	08-15-400-113-1191	86	1,307	\$ 1,393
10-36528.191-R-3	08-15-400-113-1192	86	1,307	\$ 1,393
10-36528.192-R-3	08-15-400-113-1193	86	1,307	\$ 1,393
10-36528.193-R-3	08-15-400-113-1194	86	1,307	\$ 1,393

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2010 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of 192 condominium units with a combined 98.9214% ownership interest in the common elements. The property is located in Mount Prospect, Elk Grove Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether any of the subject units are owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant argued that 13 units in the subject's building, or 7.8454% of ownership, sold from November 2008 to December 2010 for an aggregate price of \$653,300.¹ The aggregate sale price was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$8,327,173. The appellant requested that the subject's assessment be reduced to 9.00% of this market value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,105,880. The subject's assessment reflects a market value of \$11,058,800 when applying the 2010 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification ordinance of 10.00%.

In support of the subject's assessment, the board of review submitted a memorandum, which shows that 21 units in the subject's building, or 11.4236% of ownership, sold from January 2007 to February 2008 for an aggregate price of \$2,405,868. An allocation of 6.00% for personal property was subtracted from the sales prices, and then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$19,797,042.

The intervenors adopted the board of review's evidence.

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.

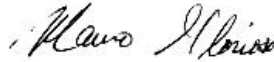
The Board finds that the best evidence of the subject's market value is the appellant's comparables, and the two board of review comparables that sold in 2008. Thus, the Board will take the sum of the sale prices of the most similar sales, divide by the total percentage of ownership of the units sold, and multiply the result by the subject's percentage of ownership. 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 \$10,068,389 as of the assessment date at issue.

¹ The Board notes that the appellant's brief states that the aggregate sale price is \$1,105,880. However, the Board's calculation of the aggregate sale price, using the evidence provided by the appellant, shows that it is \$653,300.

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Since market value has been established the 2010 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00% 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting 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: November 21, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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