



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

APPELLANT: Arthur & California Condo. Assoc.  
DOCKET NO.: 11-20822.001-R-3 through 11-20822.031-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Arthur & California Condo. Assoc., the appellant, 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, 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
11-20822.001-R-3	10-36-424-034-1001	370	1,449	\$1,819
11-20822.002-R-3	10-36-424-034-1002	506	1,981	\$2,487
11-20822.003-R-3	10-36-424-034-1003	544	2,131	\$2,675
11-20822.004-R-3	10-36-424-034-1004	764	2,995	\$3,759
11-20822.005-R-3	10-36-424-034-1008	835	3,273	\$4,108
11-20822.006-R-3	10-36-424-034-1009	646	2,533	\$3,179
11-20822.007-R-3	10-36-424-034-1010	710	2,780	\$3,490
11-20822.008-R-3	10-36-424-034-1011	729	2,856	\$3,585
11-20822.009-R-3	10-36-424-034-1012	661	2,591	\$3,252
11-20822.010-R-3	10-36-424-034-1013	890	3,487	\$4,377
11-20822.011-R-3	10-36-424-034-1014	674	2,641	\$3,315
11-20822.012-R-3	10-36-424-034-1015	654	2,563	\$3,217
11-20822.013-R-3	10-36-424-034-1016	857	3,358	\$4,215
11-20822.014-R-3	10-36-424-034-1017	835	3,273	\$4,108
11-20822.015-R-3	10-36-424-034-1018	633	2,479	\$3,112
11-20822.016-R-3	10-36-424-034-1019	710	2,780	\$3,490
11-20822.017-R-3	10-36-424-034-1020	729	2,856	\$3,585
11-20822.018-R-3	10-36-424-034-1021	661	2,591	\$3,252
11-20822.019-R-3	10-36-424-034-1022	890	3,487	\$4,377
11-20822.020-R-3	10-36-424-034-1023	674	2,641	\$3,315
11-20822.021-R-3	10-36-424-034-1024	654	2,563	\$3,217
11-20822.022-R-3	10-36-424-034-1025	857	3,358	\$4,215
11-20822.023-R-3	10-36-424-034-1026	835	3,273	\$4,108
11-20822.024-R-3	10-36-424-034-1027	633	2,479	\$3,112

11-20822.025-R-3	10-36-424-034-1028	710	2,780	\$3,490
11-20822.026-R-3	10-36-424-034-1029	729	2,856	\$3,585
11-20822.027-R-3	10-36-424-034-1030	661	2,591	\$3,252
11-20822.028-R-3	10-36-424-034-1031	890	3,487	\$4,377
11-20822.029-R-3	10-36-424-034-1032	674	2,641	\$3,315
11-20822.030-R-3	10-36-424-034-1033	654	2,563	\$3,217
11-20822.031-R-3	10-36-424-034-1034	857	3,358	\$4,215

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 2011 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 31 residential condominium units contained in an 81 year-old, multi-story building of masonry construction. The building also contained three commercial condominium units that are not included in the subject under appeal. The property has a 13,438 square foot site and is located in Rogers 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's appeal is based on overvaluation. In support of its contention of the correct assessment, the appellant submitted a condominium analysis with information on suggested comparable sales for eight units in the building that sold from April 2010 through September 2011 for prices ranging from \$10,000 to \$65,000 per unit, for a total of \$318,500. The appellant applied a \$2,000 reduction per unit for personal property without further evidence to arrive at an adjusted market value of \$302,500 for the eight units sold. The appellant disclosed the units sold consisted of 25.9272% of all units in the building. The result was a full value of the property at \$1,166,729. Since the subject was 93.3424% of all the units in the building, the appellant suggested the market value of the subject to be \$1,089,053.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$646,999. The subject's assessment reflects a market value of \$6,817,692 when applying the 2011 three-year average median level of assessment of 9.49% for Class 2 property as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a condominium analysis with information on suggested comparable sales for three units in the building that sold in 2007 for a total of \$687,000. The board of review applied a 2.00% market value reduction to the subject for personal property without further evidence to arrive at an adjusted market value of \$673,260 of the three units sold. The board of review disclosed the units sold consisted of 9.354% of all units in the building. The result was a full value of the property at \$6,683,450. Since, the board of review asserted that the subject property consisted of 100.00% of the units in the building, the board of review suggested the market value of the subject to be \$6,683,450.

### **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 subject consists of 31 residential condominium units and that the three commercial condominium units contained in the building are not part of the subject property under appeal. The Board finds the best evidence of market value to be a condominium analysis that includes the eight recent sales submitted by the appellant. However, the Board does not reduce the market value of the residential units sold by any amount for personal property since there is no evidence in support of this reduction. The total of the sales prices of the eight recent sales is \$318,500. These eight units consist of 25.9272% of all the units in the building. Consequently, the Board finds the result is a full value of the subject is \$1,228,440 as of January 1, 2011. The Board finds that a reduction in the subject's assessment is justified. Since market value has been determined, the 2011 three-year average median level of assessment of 9.49% for Class 2 property as determined by the Illinois Department of Revenue shall apply (86 Ill.Admin.Code §1910.50(c)(2)) to each of the units in the subject in proportion to their respective percentages of ownership in the property.

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.

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Chairman



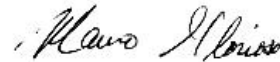
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Member



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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: March 18, 2016



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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.