



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

APPELLANT: 11631 Hinman Condo Association
DOCKET NO.: 11-24421.001-R-1 through 11-24421.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 11631 Hinman Condo Association, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change in part and 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
11-24421.001-R-1	11-18-404-019-1001	2,609	44,408	\$47,017
11-24421.002-R-1	11-18-404-019-1002	2,609	44,408	\$47,017
11-24421.003-R-1	11-18-404-019-1003	2,609	44,408	\$47,017
11-24421.004-R-1	11-18-404-019-1004	2,609	44,408	\$47,017
11-24421.005-R-1	11-18-404-019-1005	2,609	34,189	\$36,798
11-24421.006-R-1	11-18-404-019-1006	2,609	44,408	\$47,017
11-24421.007-R-1	11-18-404-019-1007	288	4,914	\$5,202
11-24421.008-R-1	11-18-404-019-1008	288	4,914	\$5,202
11-24421.009-R-1	11-18-404-019-1009	290	4,944	\$5,234
11-24421.010-R-1	11-18-404-019-1010	290	4,944	\$5,234
11-24421.011-R-1	11-18-404-019-1011	290	4,944	\$5,234
11-24421.012-R-1	11-18-404-019-1012	290	4,944	\$5,234

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 a three-story, masonry, multi-family dwelling of approximately 68 years in age. Features of the subject include six condominium units along with six garage parking spaces. The property is located in Evanston Township, Cook County. The subject is classified as a class 2, residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating a market value for only one condominium unit along with a corresponding parking space at \$420,000 as of June 23, 2011, while developing only one of the three traditional approaches to value: the sales comparison approach. In addition, the appraisal indicated that each of the subject property's units were owner-occupied as of the appraisal date, while also indicating that the solitary unit that was the subject of the appraisal contained 1,504 square feet of living area with an unit schematic submitted in support. The appraisal did not address any other unit located in the subject building.

The appellants' pleadings asserted that the appraisal value of one unit should be allocated to the remaining units, while also making a 7% deduction for personal property and the percentage of ownership in the common elements. The appellant's pleadings requested varying assessment reductions for the six condominiums and corresponding parking spaces with the application of the three-year median level of assessment for tax year 2011 of 9.49% as determined by the Illinois Department of Revenue.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the entire subject of \$313,442. The subject's assessment reflects a market value of \$3,302,866 including land, when applying the 2011 three year median level of assessment for class 2 property under the Illinois Department of Revenue of 9.49%.

As to the overvaluation issue, the board of review submitted a condominium analysis based upon one sale of a unit within the subject's building. The unit sold in March, 2007, for a price of \$494,906. A personal property deduction of 5% and a 15% ownership percentage were applied by the analyst for a full value of the building of 3,134,406.

In written rebuttal, the appellant asserted that unadjusted sales should be given no weight in comparison to the appellant's appraisal. Moreover, the appellant asserted that the board of review reduced the subject's assessment in the subsequent appeal year of 2012, which is the last year of triennial assessment period.

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 as to one unit and corresponding parking space and a reduction in this unit's assessment *is* warranted.

The Board finds the best evidence of market value for PINs -1005 and -1008 to be the appraisal submitted by the appellant on this sole unit and its corresponding parking space. The Board finds the owner-occupied unit and parking space had a market value of \$420,000 as of the assessment date at issue. Since market value has been established, the 2011 three year median level of assessment for class 2 property of 9.49% as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(2).

Further, the Board finds that the appraisal of one unit and parking space is insufficient to be applied and/or allocated to the remaining five units and parking spaces. The appellant did not provide sufficient evidence of unit size or percentage of ownership to make a comparability finding. In addition, the appellants waived their right to hearing where expert testimony could have been presented to explain appraisal methodology and applicability to other units within the subject's building. Therefore, the Board finds the appellants have not met their burden as to the remaining units within the subject and no reduction is 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

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: _____

February 24, 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 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.