



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

APPELLANT: 25 S. LaGrange Condominium Assoc.  
DOCKET NO.: 11-27122.001-R-1 through 11-27122.004-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 25 S. LaGrange Condominium Assoc., the appellant(s), by attorney William I. Sandrick, of Sandrick Law Firm LLC in South Holland; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a **no change in part and a reduction in part** 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
11-27122.001-C-1	18-04-214-038-1003	883	22,918	\$ 23,801
11-27122.002-C-1	18-04-214-038-1004	883	22,918	\$ 23,801
11-27122.003-C-1	18-04-214-038-1005	866	22,477	\$ 23,343
11-27122.004-C-1	18-04-214-038-1006	866	14,603	\$ 15,469

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject consists of four condominium units with a combined 61.80% ownership interest in the common elements. The property is located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-99 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 PIN 18-04-214-038-1006 had a market value of \$163,000 as of January 1, 2009. In an addendum to the appraisal, the

appraiser stated that the remaining three PINs under appeal had an estimated value as well, but no adjustments were shown for these value conclusions.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$94,288. The subject's assessment reflects a market value of \$993,551 when applying the 2011 three year average median level of assessment for class 2 property of 9.49% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted a memo from Dan Michaelides, Cook County Board of Review Analyst. The memorandum shows that one unit in the subject's building, or 15.60% of ownership, sold in 2007 for \$280,000. An allocation of 2.00% for personal property was subtracted from the sale price, and then divided by the percentage of interest of the unit to arrive at a total market value for the building of \$1,758,974.

#### **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 the best evidence of market value for the PIN ending in -1006 to be the appraisal submitted by the appellant. PIN -1006's assessment reflects a market value above the best evidence of market value in the record. The Board finds PIN -1006 had a market value of \$163,000 as of the assessment date at issue. Since market value has been established the 2011 three year average 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).

The Board is not persuaded that the remaining three PINs warranted a reduction. The appraisal's only mention of these PINs is in the addendum, where a conclusory statement is made regarding these PINs' estimated market value. No adjustments were provided to show how these value conclusions were reached. Therefore, the Board finds that no reduction is warranted for these PINs.

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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Member



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Member



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Member



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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: 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.