



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

APPELLANT: Harlem Court Condo Assoc.
DOCKET NO.: 11-30909.001-C-1 through 11-30909.012-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Harlem Court Condo Assoc., the appellant, by attorney Richard J. Caldarazzo of Mar Cal Law, 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 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
11-30909.001-C-1	12-24-423-045-1001	1,391	9,049	\$10,440
11-30909.002-C-1	12-24-423-045-1002	1,206	7,847	\$9,053
11-30909.003-C-1	12-24-423-045-1003	1,206	7,847	\$9,053
11-30909.004-C-1	12-24-423-045-1005	1,484	1,931	\$3,415
11-30909.005-C-1	12-24-423-045-1006	1,289	1,677	\$2,966
11-30909.006-C-1	12-24-423-045-1007	1,206	1,569	\$2,775
11-30909.007-C-1	12-24-423-045-1008	1,391	9,049	\$10,440
11-30909.008-C-1	12-24-423-045-1009	5,245	63,505	\$68,750
11-30909.009-C-1	12-24-423-045-1010	3,052	14,470	\$17,522
11-30909.010-C-1	12-24-423-045-1011	2,747	12,048	\$14,795
11-30909.011-C-1	12-24-423-045-1012	2,747	1,124	\$3,871
11-30909.012-C-1	12-24-423-045-1004	1,391	9,049	\$10,440

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story, walk-up, 12-unit, mixed use, building constructed in 1959. The building contains approximately 17,000 square feet of building area exclusive of a centrally located, second floor open courtyard.

The ground floor consists of 4 commercial units and the second floor has 8 residential units. The property has a 12,357 square foot site and is located in Chicago, Jefferson Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. The appellant contends that Unit 3310 further identified by property index number (PIN) 12-24-423-045-1009 is overvalued. The appellant's brief indicated this unit contained 5,376 square feet of building area. In support of this argument the appellant submitted limited information on three sales located in close proximity to the subject that sold in February 2008 and December 2010 for prices of \$125,000 and \$199,900. The appellant provided no information with respect to the size of the comparables. The appellant argued the average purchase price was \$149,967 resulting in a revised assessment for the subject of \$37,492. The appellant also noted the subject property sold in February 2005 for a price of \$275,000 which would result in an assessment of \$68,750. The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment for PIN 12-24-423-045-1009 of \$92,368. Based on this evidence the appellant requested the subject's assessment be reduced.

The board of review did not timely submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

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 only evidence of market value timely submitted was provided by the appellant. The Board gives little

weight to the comparable sales presented by the appellant as there was no descriptive data that would allow the Property Tax Appeal Board to perform a meaningful comparative analysis with the subject property. The best evidence of market value was the purchase of the subject property for a price of \$275,000, which would result in an assessment for PIN 12-24-423-045-1009 of \$68,750, which is less than its assessment of \$92,368. The board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a) & §1910.69(a)) Based on this record the Property Tax Appeal Board finds a reduction in the subject's assessment is appropriate.

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: November 20, 2015



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.