



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

APPELLANT: Aberdeen of River West,NFP
DOCKET NO.: 11-31319.001-R-1 through 11-31319.008-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Aberdeen of River West,NFP, the appellant(s), by attorney Daniel J. Farley, of the Law Offices of Terrence Kennedy Jr. in Chicago; 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 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
11-31319.001-R-1	17-08-247-030-1001	2,717	21,583	\$ 24,300
11-31319.002-R-1	17-08-247-030-1002	2,717	21,583	\$ 24,300
11-31319.003-R-1	17-08-247-030-1003	3,261	25,899	\$ 29,160
11-31319.004-R-1	17-08-247-030-1004	3,261	25,899	\$ 29,160
11-31319.005-R-1	17-08-247-030-1005	3,532	28,058	\$ 31,590
11-31319.006-R-1	17-08-247-030-1006	3,532	28,058	\$ 31,590
11-31319.007-R-1	17-08-247-030-1007	4,076	32,374	\$ 36,450
11-31319.008-R-1	17-08-247-030-1008	4,076	32,374	\$ 36,450

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 eight condominium units with a combined 100.00% ownership interest in the common elements. The property is located in Chicago, West Chicago 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 units were owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted two comparable sales of units from within the subject's development. These units' combined percentage of ownership was 30.00%, and sold in January 2010 and May 2011 for an aggregate price of \$745,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,000. The subject's assessment reflects a market value of \$2,430,000 when applying the 2011 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 one units in the subject's building, or 15.00% of ownership, sold in January 2010 for \$405,000. A reduction of 2.00% for personal property was deducted from the sale price, and then divided by the percentage of interest of the unit sold to arrive at a total market value for the building of \$2,646,000.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Initially the Board notes that appellant's comparable sale #2 and the board of review's sole comparable represent the same sale, and, therefore, the Board will account for this sale only once in this analysis. The Board finds the best evidence of market value to be appellant's comparables #1 and #2, and board of review comparable #1. Since there are only two comparables in the record, the Board finds that it cannot accurately set a range to determine whether the subject is overvalued. 86 Ill.Admin.Code §1910.65(c)(4) ("Proof of the market value of the subject property may consist of the following: (4) documentation of *not fewer than three recent sales of suggested comparable properties* together with documentation of the similarity, proximity and lack of distinguishing characteristics of the sales comparables to the subject property.") (emphasis added). Therefore, the Board finds the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and a reduction in the subject's assessment is not 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: November 23, 2016



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.