



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

APPELLANT: 3016 Central St. Condominium Assoc.  
DOCKET NO.: 12-20676.001-R-1 through 12-20676.006-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3016 Central St. Condominium Assoc., the appellant(s), 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
12-20676.001-R-1	10-11-106-047-1001	1,234	9,904	\$11,138
12-20676.002-R-1	10-11-106-047-1002	1,183	9,490	\$10,673
12-20676.003-R-1	10-11-106-047-1003	1,183	9,490	\$10,673
12-20676.004-R-1	10-11-106-047-1004	514	4,126	\$4,640
12-20676.005-R-1	10-11-106-047-1005	514	4,126	\$4,640
12-20676.006-R-1	10-11-106-047-1006	514	4,126	\$4,640

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 2012 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 a six unit condominium building. Three of the units are residential units and three of the units are used for parking. The property has a 4,200 square foot site and is located in Evanston 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 a condominium sales analysis. The analysis is based on the sale of Permanent Index Numbers ("PINS") 1001, 1002, 1005, and 1006. The appellant submitted Cook County Recorder of deeds printouts and a real estate contact that show PINs 1001 and 1005 were sold together in November 2011 for a price of \$124,500. The appellant also submitted a Recorder of deeds printout that shows PIN 1002 sold in August 2010 for a price of \$140,000. In further support of this sale, the appellant submitted an appraisal the subject's market value is \$140,000 as of July 30, 2010. The appraisal describes the subject as having a one-car garage; however, there is no indication that the one-car garage is PIN 1006, and the appellant did not submit any evidence to support the assertion that PIN 1006 was included in the sale price of PIN 1002. Based on these sales, the appellant's analysis indicates the full market value of the subject building is \$350,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,085. The subject's assessment reflects a market value of \$700,850 when applying the 2012 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The Board submitted a condominium sales analysis based on the sales of three units in the subject building. The Board notes that the board of review submitted the same sales as the appellant with regard to PINs 1001 and 1002; however, the board of review's evidence does not indicate that parking units were included in the sale price of the dwelling units. The board of review also submitted sale information regarding PIN 1003 which sold in June 2005 for a price of \$293,000. Based on these sales, the board's evidence indicates the full market value of the subject building is \$780,500.

#### **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 to be the sales of units 1001, 1002, and 1005. These units sold for a total price of \$264,500. These units have a combined percentage of interest of 57%. The total sale price was divided by the total percentage

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of interest sold, resulting in a full market value for the subject of \$464,035 as of the assessment date at issue. Since market value has been established the 2012 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00% shall apply.

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.

*Mario Albino*

Chairman

*K. L. Ferr*

Member

*JR*

Member

*Jerry White*

Acting Member

*Robert Hoffmann*

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: April 22, 2016

*A. Heston*

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.