



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

APPELLANT: 6255-59 N. Claremont Condo Assoc
DOCKET NO.: 12-23781.001-R-1 through 12-23781.018-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 6255-59 N. Claremont Condo 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 in this matter, 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
12-23781.001-R-1	14-06-106-038-1001	1,218	4,098	\$5,316
12-23781.002-R-1	14-06-106-038-1002	1,055	3,552	\$4,607
12-23781.003-R-1	14-06-106-038-1003	997	3,354	\$4,351
12-23781.004-R-1	14-06-106-038-1004	1,164	3,916	\$5,080
12-23781.005-R-1	14-06-106-038-1005	908	3,056	\$3,964
12-23781.006-R-1	14-06-106-038-1006	1,021	3,435	\$4,456
12-23781.007-R-1	14-06-106-038-1007	1,191	4,003	\$5,194
12-23781.008-R-1	14-06-106-038-1009	1,209	4,070	\$5,279
12-23781.009-R-1	14-06-106-038-1011	1,021	3,435	\$4,456
12-23781.010-R-1	14-06-106-038-1012	1,190	4,004	\$5,194
12-23781.011-R-1	14-06-106-038-1013	966	3,253	\$4,219
12-23781.012-R-1	14-06-106-038-1014	1,209	4,070	\$5,279
12-23781.013-R-1	14-06-106-038-1015	1,057	3,559	\$4,616
12-23781.014-R-1	14-06-106-038-1016	1,021	3,435	\$4,456
12-23781.015-R-1	14-06-106-038-1017	1,190	4,004	\$5,194
12-23781.016-R-1	14-06-106-038-1018	966	3,253	\$4,219
12-23781.017-R-1	14-06-106-038-1019	1,209	4,070	\$5,279
12-23781.018-R-1	14-06-106-038-1020	1,057	3,559	\$4,616

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 18 units in a 20 unit residential condominium. It is 86 years old and it is situated on an 8,501 square foot site located in Lake View Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. The appellant submitted information regarding 13 units in the subject condominium that sold from 2010 to 2012. The appellant totaled the sale prices of these units resulting in a total consideration of \$620,000. The appellant then deducted \$26,000 to account for personal property and then multiplied this amount by the total percentage of the units sold resulting in a full market value of \$906,317. This amount was multiplied by 10% resulting in an assessment for all units in the condominium of \$90,632. Lastly, this amount was multiplied by the percentage of condominium units under appeal of 90.67%, resulting in a total requested assessment of \$82,176.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject units under appeal of \$150,400. The subject's assessment reflects a market value of \$1,504,000, land included, when using the 2012 level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information regarding six units in the subject condominium that sold from 2009 through 2011. These sales were totaled resulting in a total consideration of \$478,000. Personal property in the amount of \$9,558 was deducted from this amount resulting in a total adjusted consideration of \$468,442. This amount was multiplied by the total percentage of units sold of 30.88% resulting in a full market value for all units of \$1,516,975.

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 appellant's recent sales and the accompanying condominium sales analysis, less the personal property deduction as no evidence

was submitted that personal property was included in the sale prices. Less weight was given to four of the board of review's sales since they occurred in 2009 while the remaining sales occurred in 2010 through 2012 which is more proximate in time to the lien date at issue. The Board finds the purchase prices are below the market value reflected by the assessment. Based on this record the Board finds the subject units have a market value of \$857,730 as of January 1, 2012. Since market value has been determined the 2012 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2)

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



Acting Member

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: _____

April 21, 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.