



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

APPELLANT: Talman/George Condo Assoc.
DOCKET NO.: 12-30404.001-R-2 through 12-30404.015-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Talman/George Condo Assoc., the appellant(s), by attorney Peter D. Verros, of Verros, Lafakis & Berkshire, P.C. 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
12-30404.001-R-2	13-25-217-050-1001	635	11,946	\$12,581
12-30404.002-R-2	13-25-217-050-1002	661	12,431	\$13,092
12-30404.003-R-2	13-25-217-050-1003	672	12,639	\$13,311
12-30404.004-R-2	13-25-217-050-1004	814	15,296	\$16,110
12-30404.005-R-2	13-25-217-050-1005	838	15,758	\$16,596
12-30404.006-R-2	13-25-217-050-1006	849	15,966	\$16,815
12-30404.007-R-2	13-25-217-050-1007	849	15,966	\$16,815
12-30404.008-R-2	13-25-217-050-1008	874	16,429	\$17,303
12-30404.009-R-2	13-25-217-050-1009	884	16,613	\$17,497
12-30404.010-R-2	13-25-217-050-1010	849	15,996	\$16,845
12-30404.011-R-2	13-25-217-050-1011	874	16,429	\$17,303
12-30404.012-R-2	13-25-217-050-1012	884	16,613	\$17,497
12-30404.013-R-2	13-25-217-050-1013	849	15,966	\$16,815
12-30404.014-R-2	13-25-217-050-1014	874	16,429	\$17,303
12-30404.015-R-2	13-25-217-050-1015	884	16,613	\$17,497

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 15 residential condominium units contained in a residential condominium building located in West Chicago Township, Cook County. The property has a 6,074 square foot site and is 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 information on five suggested comparable sales. The appellant also cited one of the subject units, designated Property Index Number (hereinafter, PIN”) 1006, as a sales comparable. The appellant requested a total assessment reduction to \$120,147.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,350. The subject's assessment reflects a market value of \$2,433,500 when applying the 2012 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted a Supplemental Brief arguing that the appellant failed to submit evidence that the sale of one of the subject units was sold for fair cash value. The unit was identified as PIN 1002 in a print-out from the Cook County Recorder of Deeds website appended to the Supplement Brief. The print-out was marked Exhibit “A” and is commonly known as a deed trail.

Conclusion of Law

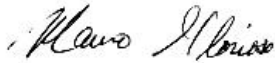
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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.

Although the appellant did not raise the issue of overvaluation based on a recent sale, the appellant did submit information about the June 2012 sale of the unit designated PIN 1006. The board of review’s Supplemental Brief addressed an issue not raised by the appellant: a recent sale of PIN 1002. In any event, the appellant did not make a recent sale argument, and did not submit any evidence and analysis in support of a recent sale argument. The Board finds no merit to this argument.

As to the overvaluation argument based on sales comparables, the Board finds the appellant failed to submit descriptive information about its sales comparables sufficient to make meaningful comparisons to the subject. Key elements including square footage of living area and percentage of ownership in the common elements were omitted. Proof of market value for a sales comparison argument should include “documentation of the similarity, proximity and lack of distinguishing characteristics of the sales comparables to the subject property.” 86 Ill.Admin.Code §1910.65(c)(4). The appellant’s comparables disclosed only location proximity, total land square footage, the number of dwelling units in the build, and the dates of sale.

Therefore, the Board finds a reduction in the subject's assessment based on sales comparables is not justified.

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: December 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.