



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

APPELLANT: Dover Park Condo Assoc.  
DOCKET NO.: 12-35578.001-R-3 through 12-35578.194-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Dover Park Condo Assoc., the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review; the Elk Grove C.C.S.D #59, and Twp. H.S.D. #214, intervenors, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

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
12-35578.001-R-3	08-15-400-113-1001	443	3,703	\$4,146
12-35578.002-R-3	08-15-400-113-1002	338	2,828	\$3,166
12-35578.003-R-3	08-15-400-113-1003	338	2,828	\$3,166
12-35578.004-R-3	08-15-400-113-1004	338	2,828	\$3,166
12-35578.005-R-3	08-15-400-113-1005	338	2,828	\$3,166
12-35578.006-R-3	08-15-400-113-1006	443	3,703	\$4,146
12-35578.007-R-3	08-15-400-113-1007	443	3,703	\$4,146
12-35578.008-R-3	08-15-400-113-1008	338	2,828	\$3,166
12-35578.009-R-3	08-15-400-113-1009	338	2,828	\$3,166
12-35578.010-R-3	08-15-400-113-1010	338	2,828	\$3,166
12-35578.011-R-3	08-15-400-113-1011	338	2,828	\$3,166
12-35578.012-R-3	08-15-400-113-1012	443	3,703	\$4,146
12-35578.013-R-3	08-15-400-113-1013	338	2,828	\$3,166
12-35578.014-R-3	08-15-400-113-1014	338	2,828	\$3,166
12-35578.015-R-3	08-15-400-113-1015	338	2,828	\$3,166
12-35578.016-R-3	08-15-400-113-1016	338	2,828	\$3,166
12-35578.017-R-3	08-15-400-113-1017	338	2,828	\$3,166
12-35578.018-R-3	08-15-400-113-1018	338	2,828	\$3,166
12-35578.019-R-3	08-15-400-113-1019	338	2,828	\$3,166
12-35578.020-R-3	08-15-400-113-1020	338	2,828	\$3,166
12-35578.021-R-3	08-15-400-113-1021	338	2,828	\$3,166
12-35578.022-R-3	08-15-400-113-1022	338	2,828	\$3,166
12-35578.023-R-3	08-15-400-113-1023	443	3,703	\$4,146

12-35578.024-R-3	08-15-400-113-1024	338	2,828	\$3,166
12-35578.025-R-3	08-15-400-113-1025	260	2,170	\$2,430
12-35578.026-R-3	08-15-400-113-1026	338	2,828	\$3,166
12-35578.027-R-3	08-15-400-113-1027	443	3,703	\$4,146
12-35578.028-R-3	08-15-400-113-1028	443	3,703	\$4,146
12-35578.029-R-3	08-15-400-113-1029	338	2,828	\$3,166
12-35578.030-R-3	08-15-400-113-1030	260	2,170	\$2,430
12-35578.031-R-3	08-15-400-113-1031	338	2,828	\$3,166
12-35578.032-R-3	08-15-400-113-1032	443	3,703	\$4,146
12-35578.033-R-3	08-15-400-113-1046	443	3,703	\$4,146
12-35578.034-R-3	08-15-400-113-1047	338	2,828	\$3,166
12-35578.035-R-3	08-15-400-113-1048	338	2,828	\$3,166
12-35578.036-R-3	08-15-400-113-1049	338	2,828	\$3,166
12-35578.037-R-3	08-15-400-113-1050	338	2,828	\$3,166
12-35578.038-R-3	08-15-400-113-1051	443	3,703	\$4,146
12-35578.039-R-3	08-15-400-113-1052	443	3,703	\$4,146
12-35578.040-R-3	08-15-400-113-1053	338	2,828	\$3,166
12-35578.041-R-3	08-15-400-113-1054	338	2,828	\$3,166
12-35578.042-R-3	08-15-400-113-1055	338	2,828	\$3,166
12-35578.043-R-3	08-15-400-113-1056	338	2,828	\$3,166
12-35578.044-R-3	08-15-400-113-1057	443	3,703	\$4,146
12-35578.045-R-3	08-15-400-113-1058	443	3,703	\$4,146
12-35578.046-R-3	08-15-400-113-1059	338	2,828	\$3,166
12-35578.047-R-3	08-15-400-113-1060	338	2,828	\$3,166
12-35578.048-R-3	08-15-400-113-1061	338	2,828	\$3,166
12-35578.049-R-3	08-15-400-113-1062	338	2,828	\$3,166
12-35578.050-R-3	08-15-400-113-1063	443	3,703	\$4,146
12-35578.051-R-3	08-15-400-113-1064	443	3,703	\$4,146
12-35578.052-R-3	08-15-400-113-1065	338	2,828	\$3,166
12-35578.053-R-3	08-15-400-113-1066	338	2,828	\$3,166
12-35578.054-R-3	08-15-400-113-1067	338	2,828	\$3,166
12-35578.055-R-3	08-15-400-113-1068	338	2,828	\$3,166
12-35578.056-R-3	08-15-400-113-1069	443	3,703	\$4,146
12-35578.057-R-3	08-15-400-113-1070	443	3,703	\$4,146
12-35578.058-R-3	08-15-400-113-1071	338	2,828	\$3,166
12-35578.059-R-3	08-15-400-113-1072	338	2,828	\$3,166
12-35578.060-R-3	08-15-400-113-1073	338	2,828	\$3,166
12-35578.061-R-3	08-15-400-113-1074	338	2,828	\$3,166
12-35578.062-R-3	08-15-400-113-1075	443	3,703	\$4,146
12-35578.063-R-3	08-15-400-113-1076	443	3,703	\$4,146
12-35578.064-R-3	08-15-400-113-1077	338	2,828	\$3,166
12-35578.065-R-3	08-15-400-113-1078	338	2,828	\$3,166

12-35578.066-R-3	08-15-400-113-1079	338	2,828	\$3,166
12-35578.067-R-3	08-15-400-113-1080	338	2,828	\$3,166
12-35578.068-R-3	08-15-400-113-1081	443	3,703	\$4,146
12-35578.069-R-3	08-15-400-113-1082	443	3,703	\$4,146
12-35578.070-R-3	08-15-400-113-1083	338	2,828	\$3,166
12-35578.071-R-3	08-15-400-113-1084	260	2,170	\$2,430
12-35578.072-R-3	08-15-400-113-1085	338	2,828	\$3,166
12-35578.073-R-3	08-15-400-113-1086	443	3,703	\$4,146
12-35578.074-R-3	08-15-400-113-1087	443	3,703	\$4,146
12-35578.075-R-3	08-15-400-113-1088	338	2,828	\$3,166
12-35578.076-R-3	08-15-400-113-1089	260	2,170	\$2,430
12-35578.077-R-3	08-15-400-113-1090	338	2,828	\$3,166
12-35578.078-R-3	08-15-400-113-1091	443	3,703	\$4,146
12-35578.079-R-3	08-15-400-113-1092	338	2,828	\$3,166
12-35578.080-R-3	08-15-400-113-1093	338	2,828	\$3,166
12-35578.081-R-3	08-15-400-113-1094	338	2,828	\$3,166
12-35578.082-R-3	08-15-400-113-1095	338	2,828	\$3,166
12-35578.083-R-3	08-15-400-113-1096	338	2,828	\$3,166
12-35578.084-R-3	08-15-400-113-1097	338	2,828	\$3,166
12-35578.085-R-3	08-15-400-113-1098	338	2,828	\$3,166
12-35578.086-R-3	08-15-400-113-1099	338	2,828	\$3,166
12-35578.087-R-3	08-15-400-113-1100	338	2,828	\$3,166
12-35578.088-R-3	08-15-400-113-1101	338	2,828	\$3,166
12-35578.089-R-3	08-15-400-113-1102	443	3,703	\$4,146
12-35578.090-R-3	08-15-400-113-1103	338	2,828	\$3,166
12-35578.091-R-3	08-15-400-113-1104	260	2,170	\$2,430
12-35578.092-R-3	08-15-400-113-1105	338	2,828	\$3,166
12-35578.093-R-3	08-15-400-113-1106	338	2,828	\$3,166
12-35578.094-R-3	08-15-400-113-1107	443	3,703	\$4,146
12-35578.095-R-3	08-15-400-113-1108	338	2,828	\$3,166
12-35578.096-R-3	08-15-400-113-1109	443	3,703	\$4,146
12-35578.097-R-3	08-15-400-113-1110	338	2,828	\$3,166
12-35578.098-R-3	08-15-400-113-1111	338	2,828	\$3,166
12-35578.099-R-3	08-15-400-113-1112	443	3,703	\$4,146
12-35578.100-R-3	08-15-400-113-1113	338	2,828	\$3,166
12-35578.101-R-3	08-15-400-113-1114	260	2,170	\$2,430
12-35578.102-R-3	08-15-400-113-1115	338	2,828	\$3,166
12-35578.103-R-3	08-15-400-113-1116	338	2,828	\$3,166
12-35578.104-R-3	08-15-400-113-1117	443	3,703	\$4,146
12-35578.105-R-3	08-15-400-113-1118	338	2,828	\$3,166
12-35578.106-R-3	08-15-400-113-1119	443	3,703	\$4,146
12-35578.107-R-3	08-15-400-113-1120	338	2,828	\$3,166

12-35578.108-R-3	08-15-400-113-1121	338	2,828	\$3,166
12-35578.109-R-3	08-15-400-113-1122	338	2,828	\$3,166
12-35578.110-R-3	08-15-400-113-1123	338	2,828	\$3,166
12-35578.111-R-3	08-15-400-113-1124	260	2,170	\$2,430
12-35578.112-R-3	08-15-400-113-1125	338	2,828	\$3,166
12-35578.113-R-3	08-15-400-113-1126	443	3,703	\$4,146
12-35578.114-R-3	08-15-400-113-1127	338	2,828	\$3,166
12-35578.115-R-3	08-15-400-113-1128	338	2,828	\$3,166
12-35578.116-R-3	08-15-400-113-1129	443	3,703	\$4,146
12-35578.117-R-3	08-15-400-113-1130	338	2,828	\$3,166
12-35578.118-R-3	08-15-400-113-1131	443	3,703	\$4,146
12-35578.119-R-3	08-15-400-113-1132	338	2,828	\$3,166
12-35578.120-R-3	08-15-400-113-1133	338	2,828	\$3,166
12-35578.121-R-3	08-15-400-113-1134	260	2,170	\$2,430
12-35578.122-R-3	08-15-400-113-1135	338	2,828	\$3,166
12-35578.123-R-3	08-15-400-113-1136	443	3,703	\$4,146
12-35578.124-R-3	08-15-400-113-1137	338	2,828	\$3,166
12-35578.125-R-3	08-15-400-113-1138	338	2,828	\$3,166
12-35578.126-R-3	08-15-400-113-1139	443	3,703	\$4,146
12-35578.127-R-3	08-15-400-113-1140	338	2,828	\$3,166
12-35578.128-R-3	08-15-400-113-1141	443	3,703	\$4,146
12-35578.129-R-3	08-15-400-113-1142	338	2,828	\$3,166
12-35578.130-R-3	08-15-400-113-1143	338	2,828	\$3,166
12-35578.131-R-3	08-15-400-113-1144	338	2,828	\$3,166
12-35578.132-R-3	08-15-400-113-1145	338	2,828	\$3,166
12-35578.133-R-3	08-15-400-113-1146	338	2,828	\$3,166
12-35578.134-R-3	08-15-400-113-1147	338	2,828	\$3,166
12-35578.135-R-3	08-15-400-113-1148	338	2,828	\$3,166
12-35578.136-R-3	08-15-400-113-1149	338	2,828	\$3,166
12-35578.137-R-3	08-15-400-113-1150	338	2,828	\$3,166
12-35578.138-R-3	08-15-400-113-1151	338	2,828	\$3,166
12-35578.139-R-3	08-15-400-113-1152	338	2,828	\$3,166
12-35578.140-R-3	08-15-400-113-1153	338	2,828	\$3,166
12-35578.141-R-3	08-15-400-113-1154	260	2,170	\$2,430
12-35578.142-R-3	08-15-400-113-1155	260	2,170	\$2,430
12-35578.143-R-3	08-15-400-113-1156	338	2,828	\$3,166
12-35578.144-R-3	08-15-400-113-1157	443	3,703	\$4,146
12-35578.145-R-3	08-15-400-113-1158	338	2,828	\$3,166
12-35578.146-R-3	08-15-400-113-1159	260	2,170	\$2,430
12-35578.147-R-3	08-15-400-113-1160	338	2,828	\$3,166
12-35578.148-R-3	08-15-400-113-1161	443	3,703	\$4,146
12-35578.149-R-3	08-15-400-113-1162	443	3,703	\$4,146

12-35578.150-R-3	08-15-400-113-1163	338	2,828	\$3,166
12-35578.151-R-3	08-15-400-113-1164	260	2,170	\$2,430
12-35578.152-R-3	08-15-400-113-1165	338	2,828	\$3,166
12-35578.153-R-3	08-15-400-113-1166	443	3,703	\$4,146
12-35578.154-R-3	08-15-400-113-1167	443	3,703	\$4,146
12-35578.155-R-3	08-15-400-113-1168	338	2,828	\$3,166
12-35578.156-R-3	08-15-400-113-1169	260	2,170	\$2,430
12-35578.157-R-3	08-15-400-113-1170	338	2,828	\$3,166
12-35578.158-R-3	08-15-400-113-1171	385	3,226	\$3,611
12-35578.159-R-3	08-15-400-113-1172	338	2,828	\$3,166
12-35578.160-R-3	08-15-400-113-1173	338	2,828	\$3,166
12-35578.161-R-3	08-15-400-113-1174	338	2,828	\$3,166
12-35578.162-R-3	08-15-400-113-1175	338	2,828	\$3,166
12-35578.163-R-3	08-15-400-113-1176	338	2,828	\$3,166
12-35578.164-R-3	08-15-400-113-1177	338	2,828	\$3,166
12-35578.165-R-3	08-15-400-113-1178	338	2,828	\$3,166
12-35578.166-R-3	08-15-400-113-1179	338	2,828	\$3,166
12-35578.167-R-3	08-15-400-113-1180	338	2,828	\$3,166
12-35578.168-R-3	08-15-400-113-1181	338	2,828	\$3,166
12-35578.169-R-3	08-15-400-113-1033	86	718	\$804
12-35578.170-R-3	08-15-400-113-1034	86	718	\$804
12-35578.171-R-3	08-15-400-113-1035	86	718	\$804
12-35578.172-R-3	08-15-400-113-1036	86	718	\$804
12-35578.173-R-3	08-15-400-113-1037	86	718	\$804
12-35578.174-R-3	08-15-400-113-1038	86	718	\$804
12-35578.175-R-3	08-15-400-113-1039	86	718	\$804
12-35578.176-R-3	08-15-400-113-1040	86	718	\$804
12-35578.177-R-3	08-15-400-113-1041	86	718	\$804
12-35578.178-R-3	08-15-400-113-1042	86	718	\$804
12-35578.179-R-3	08-15-400-113-1043	86	718	\$804
12-35578.180-R-3	08-15-400-113-1044	86	718	\$804
12-35578.181-R-3	08-15-400-113-1045	86	718	\$804
12-35578.182-R-3	08-15-400-113-1182	86	718	\$804
12-35578.183-R-3	08-15-400-113-1183	86	718	\$804
12-35578.184-R-3	08-15-400-113-1184	86	718	\$804
12-35578.185-R-3	08-15-400-113-1185	86	718	\$804
12-35578.186-R-3	08-15-400-113-1186	86	718	\$804
12-35578.187-R-3	08-15-400-113-1187	86	718	\$804
12-35578.188-R-3	08-15-400-113-1188	86	718	\$804
12-35578.189-R-3	08-15-400-113-1189	86	718	\$804
12-35578.190-R-3	08-15-400-113-1190	86	718	\$804
12-35578.191-R-3	08-15-400-113-1191	86	718	\$804

12-35578.192-R-3	08-15-400-113-1192	86	718	\$804
12-35578.193-R-3	08-15-400-113-1193	86	718	\$804
12-35578.194-R-3	08-15-400-113-1194	86	718	\$804

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 consists of 194 residential condominium units located in a two-story building. The property is located in Mount Prospect, Elk Grove 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 subject units are owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant argued that 36 units in the subject's building, or 22.1071% of ownership, sold from 2009 to 2012 for an aggregate price of \$1,236,330. The aggregate sale price was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$5,592,457. The appellant requested that the subject's assessment be reduced to 10.00% of this market value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$894,322. The subject's assessment reflects a market value of \$8,943,220 when applying the 2012 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 23 units in the subject's building, or 13.2799% of ownership, sold from January 2007 to June 2012 for an aggregate price of \$1,970,368. An allocation of 20.00% for personal property was subtracted from the sales prices, and then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$11,869,886. Fifteen of the board of review's sales occurred prior to January 1, 2009. Three of the board of review's sales were identical to those submitted by the appellant, while four were additional sales not identified by the appellant.

The intervenors adopted the board of review's evidence.

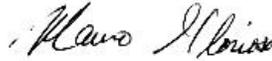
### **Conclusion of Law**

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 that the best evidence of the subject's market value to be the appellant's 36 comparables, in addition to the four board of review comparables identified by PINs -1075, -1136, -1140 and -1157. However, the Board does not find evidence to support a reduction in the market value of the residential units sold by any amount for personal property.

Based on evidence submitted, the Board finds that the subject property had a market value of \$5,838,199 for the 2012 assessment year. Since the market value has been determined, the assessment level of 10% as established by the Cook County Real Property Classification Ordinance shall apply to each of the units in the subject in proportion to their respective percentages of ownership in the property.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



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: February 20, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

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