



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

APPELLANT: Grant Johnson
DOCKET NO.: 13-20266.001-R-1
PARCEL NO.: 15-36-212-033-1003

The parties of record before the Property Tax Appeal Board are Grant Johnson, the appellant(s); 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:

LAND: \$ 1,481
IMPR.: \$ 20,922
TOTAL: \$ 22,403

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 2013 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 single unit in a nine unit residential condominium building. The subject unit has a 9.80% ownership interest in the condominium as a whole. The building was constructed in 2007 and it is situated on a 19,501 square foot site, located in Riverside 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 assessment inequity and comparable sales as the bases of the appeal. In support of the equity argument,

the appellant submitted assessment information on all of the units in the subject building. The appellant stated that two unit's have lower assessments than the subject unit even though they have higher percentages of ownership than the subject. The units are: unit 1002 which has an 11.40% ownership interest, and an assessment of \$25,940; and, unit 1007 which has an ownership interest of 11.40% and an assessment of \$25,940.

In support of the comparables sales argument, the appellant submitted sale information on all of the units in the subject building. In addition, the appellant submitted a printout from Realtor.com that indicates the subject was listed for sale. The appellant also stated that the subject unit was listed for sale on the Multiple Listing Service for 501 days at a price of \$229,000 and that he received no offers during that time.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,158. The subject's assessment reflects a market value of \$269,960, including land when applying the 2013 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.06% as determined by the Illinois Department of Revenue. In support of its contention of the correct assessment the board of review submitted assessment and percentage of ownership information on all nine units in the subject condominium. In addition, the board submitted information regarding two recent sales in the subject condominium (units 1005 and 1007).

The board of review submitted an analysis based on the sale of unit 1007. This unit sold in June 2011 for a price of \$390,000. The board divided the sale price by the unit's percentage of ownership of 11.40% resulting in a full market value for the subject building of \$3,421,053. This amount was multiplied by the subject's percentage of ownership of 9.8% resulting in a market value for the subject of \$335,263. Based on this analysis, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the eight condominium units located in the subject building. This evidence was submitted by both parties. To determine whether the subject falls within the range of these comparables, the Board divided each unit's assessment by its percentage of interest in the condominium as a whole resulting in that unit's market value. This analysis resulted in market values that ranged from \$227,544 to \$277,128. The subject's assessment of \$27,158 divided by its percentage of ownership of 9.80% reflects a market value of \$277,122 which falls within the range of these comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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 has 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 recent sales in the subject building that occurred from December 29, 2009 to May 15, 2013. These sales were submitted by the appellant with the board of review confirming the sales of units 1005 and 1007. These sales` 0 totaled \$1,597,500. This amount was divided by the total percentage of interest sold of 70.30% resulting in a full market value for the subject building of \$2,272,404. This amount was multiplied by the subject's percentage of ownership of 9.80% resulting in a market value for the subject unit of \$222,696. This amount was multiplied by the 2013 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.06% resulting in an assessment for the subject unit of \$22,403. The subject's current assessment is above this amount. The Board finds a reduction in the subject's assessment is 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



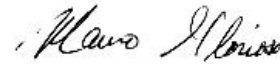
Member



Member



Acting Member



Member



Acting 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: November 20, 2015



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.