



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

APPELLANT: Vince Tan Estes Condo Association
DOCKET NO.: 13-20705.001-R-1 through 13-20705.008-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Vince Tan Estes Condo Association, the appellant(s), by attorney Michael D. Gertner, of Michael D. Gertner, Ltd. 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
13-20705.001-R-1	10-36-209-048-1001	448	2,552	\$3,000
13-20705.002-R-1	10-36-209-048-1004	705	4,095	\$4,800
13-20705.003-R-1	10-36-209-048-1008	677	4,123	\$4,800
13-20705.004-R-1	10-36-209-048-1009	448	2,352	\$2,800
13-20705.005-R-1	10-36-209-048-1012	705	4,095	\$4,800
13-20705.006-R-1	10-36-209-048-1013	494	2,506	\$3,000
13-20705.007-R-1	10-36-209-048-1015	646	4,104	\$4,750
13-20705.008-R-1	10-36-209-048-1016	677	4,123	\$4,800

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 eight condominium units located within an 84-year old, 22 unit condominium building. The property is located in Rogers Park Township, Cook County 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 appraisals for seven of the eight units estimating these units had a market

values from \$28,000 to \$48,000 as of June 3, 2011 or June 7, 2011. The appellant requested an assessment at 10% of the appraisal value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$74,467. The assessment reflects a market value for these units from \$69,500 to \$109,330 when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10 %. In support of its contention of the correct assessment the board of review submitted information on a 2007 and a 2012 sale of two units within the building.

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 best evidence of market value for seven of the units under appeal are the appraisals submitted by the appellant. The subject's assessment reflects a market value above the best evidence of market value in the record for these units.

As to the one unit in which no appraisal was submitted, the Board will look to the raw sales data submitted by both parties. The Board finds the appraisals contained a total of eight sales while the board of review submitted two sales. The Board finds the appellant's eight sales and the board of review's 2012 sale are most probative in determining this unit's market value. These comparables sold from January 2011 to March 2012 for prices ranging from \$23,500 to \$50,000. In comparison, this unit has an assessment that reflects a market value of \$109,330 which is above the range of the best comparables in the record. Therefore, the Board finds the subject is overvalued and a reduction is warranted applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10 %. (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



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: July 22, 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.