



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

APPELLANT: Pine Grove Apartment Building Corp.
DOCKET NO.: 13-22372.001-R-1
PARCEL NO.: 14-21-301-007-0000

The parties of record before the Property Tax Appeal Board are Pine Grove Apartment Building Corp., the appellant(s), by attorney Heather D. Erickson, of Sanchez, Daniels & Hoffman, 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:

LAND: \$ 73,377
IMPR.: \$376,623
TOTAL: \$450,000

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 three-story cooperative building of brick construction that was built in 1914. The building contains 19 residential dwelling units. The subject is classified as a Class 2-13 property under the Cook County Real Property Assessment Classification Ordinance. The subject property is located in Lake View Township, Cook County, Illinois. The appellant claimed assessment inequity as the basis of the appeal. The subject's land assessment was not challenged.

In support of the inequity claim, the appellant submitted limited assessment information for three suggested comparables. The comparables had varying degrees of similarity when compared to the subject. The comparables had improvement assessments ranging from \$99,955 to \$349,480 or from \$454.34 to \$16,457.33 per unit. The subject property had an improvement assessment of

\$462,941 or \$24,365.32 per unit. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its Board of Review – Notes on Appeal, indicating the subject had a total assessment of \$536,318. In support of the assessment, the Board submitted a very brief memo that listed four sales in the building that occurred during 2009 and 2010. No additional evidence or analysis was submitted.

In written rebuttal, the appellant indicated the assessment reduction should be carried forward from the Board's 2012 and 2014 decision per 35 ILCS 200/16-185.

Conclusion of Law

The property in this appeal was the subject of an appeal before the Property Tax Appeal Board for the prior year under Docket No. 12-21821.001-R-1 and the subsequent year under Docket No. 14-21490.001-R-1. In those appeals, the Property Tax Appeal Board reached a decision based upon equity and the weight of the evidence in the record as presented by the parties to the appeal. Pursuant to the Official Rules of the Property Tax Appeal Board, evidence from both parties in support of their respective opinions of the subject's market value as of the assessment date or equity of the assessment was requested.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board finds from its analysis of the record that the appellant's evidence in this appeal is no different from that of the prior year. Since no new evidence was presented to warrant a change from the previous year's decision, the Board finds that the assessment as established in the prior year's appeal is appropriate.

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.