



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

APPELLANT: Northgate Pier Condominium Association  
DOCKET NO.: 13-23996.001-R-3 through 13-23996.073-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Northgate Pier Condominium Association, the appellant(s), by attorney Steven Wise, of Abbey Road Tax Consultants LLC 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
13-23996.001-R-3	11-29-110-023-1001	1,777	20,336	\$22,113
13-23996.002-R-3	11-29-110-023-1002	1,120	12,819	\$13,939
13-23996.003-R-3	11-29-110-023-1003	1,120	12,819	\$13,939
13-23996.004-R-3	11-29-110-023-1004	1,176	13,452	\$14,628
13-23996.005-R-3	11-29-110-023-1005	1,176	13,452	\$14,628
13-23996.006-R-3	11-29-110-023-1006	1,176	13,452	\$14,628
13-23996.007-R-3	11-29-110-023-1007	1,743	19,940	\$21,683
13-23996.008-R-3	11-29-110-023-1008	1,176	13,452	\$14,628
13-23996.009-R-3	11-29-110-023-1009	1,176	13,452	\$14,628
13-23996.010-R-3	11-29-110-023-1010	1,176	13,452	\$14,628
13-23996.011-R-3	11-29-110-023-1011	1,176	13,452	\$14,628
13-23996.012-R-3	11-29-110-023-1012	1,176	13,452	\$14,628
13-23996.013-R-3	11-29-110-023-1013	1,736	19,861	\$21,597
13-23996.014-R-3	11-29-110-023-1014	1,176	13,452	\$14,628
13-23996.015-R-3	11-29-110-023-1015	1,176	13,452	\$14,628
13-23996.016-R-3	11-29-110-023-1016	1,466	16,775	\$18,241
13-23996.017-R-3	11-29-110-023-1017	1,577	18,041	\$19,618
13-23996.018-R-3	11-29-110-023-1018	1,577	18,041	\$19,618
13-23996.019-R-3	11-29-110-023-1019	1,577	18,041	\$19,618
13-23996.020-R-3	11-29-110-023-1020	1,847	21,127	\$22,974
13-23996.021-R-3	11-29-110-023-1021	1,189	17,310	\$18,499
13-23996.022-R-3	11-29-110-023-1022	1,189	13,610	\$14,799
13-23996.023-R-3	11-29-110-023-1023	1,176	13,623	\$14,799
13-23996.024-R-3	11-29-110-023-1024	1,176	13,623	\$14,799
13-23996.025-R-3	11-29-110-023-1025	1,176	13,623	\$14,799

13-23996.026-R-3	11-29-110-023-1026	1,764	20,177	\$21,941
13-23996.027-R-3	11-29-110-023-1027	1,176	13,452	\$14,628
13-23996.028-R-3	11-29-110-023-1028	1,176	13,452	\$14,628
13-23996.029-R-3	11-29-110-023-1029	1,176	13,452	\$14,628
13-23996.030-R-3	11-29-110-023-1030	1,176	13,452	\$14,628
13-23996.031-R-3	11-29-110-023-1031	1,176	13,452	\$14,628
13-23996.032-R-3	11-29-110-023-1032	1,736	19,860	\$21,596
13-23996.033-R-3	11-29-110-023-1033	1,176	13,452	\$14,628
13-23996.034-R-3	11-29-110-023-1034	1,176	13,452	\$14,628
13-23996.035-R-3	11-29-110-023-1035	1,418	16,221	\$17,639
13-23996.036-R-3	11-29-110-023-1036	1,418	16,221	\$17,639
13-23996.037-R-3	11-29-110-023-1037	1,418	16,221	\$17,639
13-23996.038-R-3	11-29-110-023-1038	1,418	16,221	\$17,639
13-23996.039-R-3	11-29-110-023-1039	1,840	21,048	\$22,888
13-23996.040-R-3	11-29-110-023-1040	1,106	12,660	\$13,766
13-23996.041-R-3	11-29-110-023-1041	1,106	12,660	\$13,766
13-23996.042-R-3	11-29-110-023-1042	1,106	12,660	\$13,766
13-23996.043-R-3	11-29-110-023-1043	1,106	12,660	\$13,766
13-23996.044-R-3	11-29-110-023-1044	1,106	12,660	\$13,766
13-23996.045-R-3	11-29-110-023-1045	1,604	26,790	\$28,394
13-23996.046-R-3	11-29-110-023-1046	1,106	12,660	\$13,766
13-23996.047-R-3	11-29-110-023-1047	1,106	12,660	\$13,766
13-23996.048-R-3	11-29-110-023-1048	1,106	12,660	\$13,766
13-23996.049-R-3	11-29-110-023-1049	1,106	12,660	\$13,766
13-23996.050-R-3	11-29-110-023-1050	1,106	12,660	\$13,766
13-23996.051-R-3	11-29-110-023-1051	1,314	15,034	\$16,348
13-23996.052-R-3	11-29-110-023-1052	2,213	25,321	\$27,534
13-23996.053-R-3	11-29-110-023-1053	2,213	25,321	\$27,534
13-23996.054-R-3	11-29-110-023-1054	2,490	28,486	\$30,976
13-23996.055-R-3	11-29-110-023-1055	1,840	21,048	\$22,888
13-23996.056-R-3	11-29-110-023-1056	1,176	13,452	\$14,628
13-23996.057-R-3	11-29-110-023-1057	1,176	13,452	\$14,628
13-23996.058-R-3	11-29-110-023-1058	1,176	13,452	\$14,628
13-23996.059-R-3	11-29-110-023-1059	1,176	13,452	\$14,628
13-23996.060-R-3	11-29-110-023-1060	1,176	13,452	\$14,628
13-23996.061-R-3	11-29-110-023-1061	1,743	19,940	\$21,683
13-23996.062-R-3	11-29-110-023-1062	1,176	13,452	\$14,628
13-23996.063-R-3	11-29-110-023-1063	1,176	13,452	\$14,628
13-23996.064-R-3	11-29-110-023-1064	1,176	13,452	\$14,628
13-23996.065-R-3	11-29-110-023-1065	1,176	13,452	\$14,628
13-23996.066-R-3	11-29-110-023-1066	1,176	13,452	\$14,628
13-23996.067-R-3	11-29-110-023-1067	1,743	19,940	\$21,683
13-23996.068-R-3	11-29-110-023-1068	1,176	13,452	\$14,628
13-23996.069-R-3	11-29-110-023-1069	1,176	13,452	\$14,628
13-23996.070-R-3	11-29-110-023-1070	1,383	15,826	\$17,209

13-23996.071-R-3	11-29-110-023-1071	1,521	17,409	\$18,930
13-23996.072-R-3	11-29-110-023-1072	1,521	17,409	\$18,930
13-23996.073-R-3	11-29-110-023-1073	1,521	17,409	\$18,930

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 73-unit residential condominium. It is 91 years old. The property has a 52,668 square foot site and is located in Rogers Park Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. Based on four recent sales of units in the subject condominium, and the appellant's contention that condominium sales are plummeting, the appellant requested an assessment of \$850,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,228,281. The subject's assessment reflects a market value of \$12,282,810, land included, when using the 2013 level of assessment for class 2 property of 10%. In support of its contention of the correct assessment the board of review submitted a condominium sales analysis. The analysis totaled the sale prices of seven units in the subject building that sold from 2010 through 2013. The result was divided by the total percentage of the recently sold units resulting in a market value for the subject condominium as a whole of \$13,993,263, or an assessment of \$1,399,326.

At hearing, the appellant reviewed his previously submitted sales analysis and argued that the sales closest to the lien date in question are the best indicators of the subject's market value and that sales from 2010 occurred before the recession and in general had higher sale prices. The board of review's representative rested on her previously submitted sales analysis and acknowledged that sale prices in the subject building generally decreased from 2010 to 2013.

### **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.

The Board finds the best evidence of market value in the record to be the recent sales, that occurred in 2010 through 2013, submitted by both parties. No weight was given to the appellant's listing prices as they are not sales and not a reliable indicator of the subject's market value. The Board notes that, the four sales submitted by the appellant are included in the seven sales submitted by the board of review. The seven sales totaled \$1,242,000. No deduction was made to account for personal property as neither party submitted any evidence regarding the personal property. The total consideration was divided by the total percentage of units sold of 8.8757% resulting in a market value for the subject as a whole of \$13,993,263. This amount was multiplied by the 2013 level of assessment for class 2 property of 10% resulting in an assessment of \$1,399,326. The subject's current assessment of \$1,228,281 is below this amount. Accordingly, the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment 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. 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: January 16, 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

AGENCY

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