



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

APPELLANT: 4030-32 S. Calumet Condominium Assoc.  
DOCKET NO.: 13-27222.001-R-1 through 13-27222.006-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 4030-32 S. Calumet Condominium Assoc., the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; 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>
13-27222.001-R-1	20-03-110-039-1001	1,361	9,983	\$11,344
13-27222.002-R-1	20-03-110-039-1002	1,369	10,038	\$11,407
13-27222.003-R-1	20-03-110-039-1003	874	6,407	\$7,281
13-27222.004-R-1	20-03-110-039-1004	866	6,352	\$7,218
13-27222.005-R-1	20-03-110-039-1005	875	6,421	\$7,296
13-27222.006-R-1	20-03-110-039-1006	882	6,467	\$7,349

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 six-unit residential condominium building in a 119 year-old, three-story building of masonry construction. The property has a 5,192 square foot site and is located in Hyde Park Township, Cook County. The property 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 a condominium analysis with information on suggested comparable sales for one unit in the building that sold in 2011 for \$45,000. The appellant applied a 15.00% market

value reduction to the subject for personal property without further evidence to arrive at an adjusted market value of \$38,250 of the one unit sold. The appellant disclosed the unit sold consisted of 21.8595% of all units in the building. The result was a full market value of the subject property at \$174,981. The appellant requested a total assessment reduction to \$17,498 when applying the 2013 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$51,895. The subject's assessment reflects a market value of \$518,950 when applying the 2013 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted a condominium analysis with information on suggested comparable sales for three units in the building that sold in 2007, 2009 and 2011 for a total of \$353,000. The board of review disclosed the units sold consisted of 57.90% of all units in the building. The result was a full market value of the subject property at \$610,535.

In rebuttal, the appellant argued the Board should give no weight to the board of review's condominium analysis because it was based on a sale from 2007 and because it did not allocate a reduction for personal property. The appellant reaffirmed the request for an assessment reduction.

### **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 that the appellant did not base its condominium analyses on "not fewer than three recent sales of suggested comparables sales," as stated in the Board's Rules. 86 Ill.Admin.Code §1910.65(c)(4). The appellant submitted only one recent sale. Although the board of review submitted its analysis based on three sales, its 2007 and 2009 sales are not recent. The remaining sale comparable submitted by the board of review, from 2011, was the same comparable the appellant used in its analysis. Based on this evidence, the Board finds 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.



Chairman



Member



Member



Member



Acting 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: November 23, 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.