



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

APPELLANT: 8141 W. Walsh LN Condo Association  
DOCKET NO.: 13-29376.001-R-1 through 13-29376.003-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 8141 W. Walsh LN Condo Association, the appellant(s), 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 **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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
13-29376.001-R-1	12-26-205-037-1001	1,006	5,744	\$ 6,750
13-29376.002-R-1	12-26-205-037-1002	1,006	5,744	\$ 6,750
13-29376.003-R-1	12-26-205-037-1003	1,006	5,744	\$ 6,750

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject consists of three condominium units with a combined 100.00% ownership interest in the common elements. The property is located in River Grove, Leyden Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether the subject is owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating that the unit with the PIN ending in -1002, or 33.3333% of ownership, had a market value of \$80,000 as of August 14, 2012. The appellant also submitted evidence that the unit with the PIN ending in -1001, or 33.3333% of ownership,

sold on January 28, 2013 for \$55,000. The estimate of market value from the appraisal for PIN -1002 and the sale price for PIN -1001 were then added together to arrive at an aggregate market value for these two units of \$135,000. An allocation of 10.00% for personal property was subtracted from this aggregate market value, and then divided by the percentage of interest of the units sold of 66.6667% to arrive at a total market value for the building of \$182,250. The subject's individual percentages of ownership were then utilized to arrive at a value for the subject units of \$60,750 each.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,900. The subject's assessment reflects a market value of \$339,000 when applying the 2013 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification ordinance of 10.00%.

In support of the subject's assessment, the board of review submitted a memorandum that shows that PIN -1001 sold in January 2013 for \$55,000, and that PIN -1002 sold in November 2007 for \$210,000. An allocation of 10.00% for personal property was subtracted from the sales prices, and then divided by the percentage of interest of the units sold of 66.6667% to arrive at a total market value for the building of \$357,750.

In rebuttal, the appellant argued that the board's evidence should be given no weight because it utilized a sale from 2007, which is too remote in time to accurately depict the subject's market value for tax year 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 met this burden of proof and a reduction in the subject's assessment is warranted.

Initially, the Board notes that both parties submitted evidence of the sale of PIN -1001 in January 2013 for \$55,000. The Board finds that the best evidence of the subject's market value is the sale of PIN -1001 in January 2013 and the appraisal submitted by the appellant for PIN -1002. However, the Board is not persuaded by either parties' argument that there should be a reduction in the subject's market value because due to personal property. There is no evidence to suggest that personal property was included in the sale, other than the parties' arbitrary assertions in the pleadings.

Thus, the Board will take the sum of the sale price for unit -1001 and the appraisal's estimate of market value for PIN -1002, divide by the total percentage of ownership of those units, and multiply the result by each unit's individual percentage of ownership. The Board finds the subject property had a market value of \$202,500 as of the assessment date at issue. The subject's assessment reflects a market value above the best evidence of market value in the record. Since market value has been established the 2013 statutory level of assessment for class 2 property

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under the Cook County Real Property Assessment Classification Ordinance of 10.00% shall apply. 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



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: January 27, 2017



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.