



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

APPELLANT: Lawndale Commons Condo Assoc.
DOCKET NO.: 13-33681.001-R-1 through 13-33681.013-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lawndale Commons Condo Assoc., the appellant(s), by attorney Terrence Kennedy Jr., of the Law Offices of Terrence Kennedy Jr. 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
13-33681.001-R-1	13-14-105-030-1001	648	5,331	\$5,979
13-33681.002-R-1	13-14-105-030-1002	1,381	11,350	\$12,731
13-33681.003-R-1	13-14-105-030-1003	648	5,331	\$5,979
13-33681.004-R-1	13-14-105-030-1004	678	5,574	\$6,252
13-33681.005-R-1	13-14-105-030-1005	648	5,331	\$5,979
13-33681.006-R-1	13-14-105-030-1006	678	5,574	\$6,252
13-33681.007-R-1	13-14-105-030-1007	648	5,331	\$5,979
13-33681.008-R-1	13-14-105-030-1008	678	5,574	\$6,252
13-33681.009-R-1	13-14-105-030-1009	1,208	9,931	\$11,139
13-33681.010-R-1	13-14-105-030-1010	678	5,574	\$6,252
13-33681.011-R-1	13-14-105-030-1011	648	5,331	\$5,979
13-33681.012-R-1	13-14-105-030-1012	678	5,574	\$6,252
13-33681.013-R-1	13-14-105-030-1013	648	5,331	\$5,979

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 13 residential condominium units contained in a 13-unit, 89 year-old, four-story residential condominium building of masonry construction. The property has an 8,231 square foot site and is located in Jefferson Township, Cook County. The property is a Class 2 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 an appraisal estimating the subject property had a market value of \$850,000 as of January 1, 2012. The appellant also argued that the 15 comparable sales upon which the appraisal was based comprise evidence in support of a sales comparison argument. The appellant also submitted a condominium analysis based on one sale. The appellant requested a total assessment reduction to \$91,004 when applying the 2012 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 \$159,308. The subject's assessment reflects a market value of \$1,593,080 when applying the 2012 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 two units in the building that sold from 2005 through 2007 for a total of \$237,900. The board of review applied a 10.00% market value reduction to the subject for personal property without further evidence to arrive at an adjusted market value of \$214,110 of the two units sold. The board of review disclosed the units sold consisted of 13.44% of all units in the building. The result was a full value of the property at \$1,593,080. Since the subject was 100.00% of all the units in the building, the board of review suggested the market value of the subject to be \$1,593,080.

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.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the subject property had a market value of \$850,000 as of the assessment date at issue. However, the appellant requested an assessment reduction to \$91,004. Since the market value has been determined, the Board finds that an assessment reduction to the amount requested by the appellant is warranted.

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:

October 21, 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.