



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

APPELLANT: Roseanne Pileggi Monarch Garden Condo Assoc.
DOCKET NO.: 14-23594.001-R-1 through 14-23594.050-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Roseanne Pileggi Monarch Garden Condo Assoc., the appellant(s), by attorney Alexia Katsaros, of Katsaros & Steffey, P.C. in Western Springs; 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
14-23594.001-R-1	16-19-417-040-1001	557	3,146	\$ 3,703
14-23594.002-R-1	16-19-417-040-1002	557	3,146	\$ 3,703
14-23594.003-R-1	16-19-417-040-1003	557	3,146	\$ 3,703
14-23594.004-R-1	16-19-417-040-1004	484	2,736	\$ 3,220
14-23594.005-R-1	16-19-417-040-1005	484	2,736	\$ 3,220
14-23594.006-R-1	16-19-417-040-1006	557	3,146	\$ 3,703
14-23594.007-R-1	16-19-417-040-1007	557	3,146	\$ 3,703
14-23594.008-R-1	16-19-417-040-1008	557	3,146	\$ 3,703
14-23594.009-R-1	16-19-417-040-1009	484	2,736	\$ 3,220
14-23594.010-R-1	16-19-417-040-1010	557	3,146	\$ 3,703
14-23594.011-R-1	16-19-417-040-1011	557	3,146	\$ 3,703
14-23594.012-R-1	16-19-417-040-1012	557	3,146	\$ 3,703
14-23594.013-R-1	16-19-417-040-1013	557	3,146	\$ 3,703
14-23594.014-R-1	16-19-417-040-1014	557	3,146	\$ 3,703
14-23594.015-R-1	16-19-417-040-1015	484	2,736	\$ 3,220
14-23594.016-R-1	16-19-417-040-1016	484	2,736	\$ 3,220
14-23594.017-R-1	16-19-417-040-1017	484	2,736	\$ 3,220
14-23594.018-R-1	16-19-417-040-1018	557	3,146	\$ 3,703
14-23594.019-R-1	16-19-417-040-1019	557	3,146	\$ 3,703
14-23594.020-R-1	16-19-417-040-1020	557	3,146	\$ 3,703
14-23594.021-R-1	16-19-417-040-1021	557	3,146	\$ 3,703
14-23594.022-R-1	16-19-417-040-1022	484	2,736	\$ 3,220
14-23594.023-R-1	16-19-417-040-1023	557	3,146	\$ 3,703
14-23594.024-R-1	16-19-417-040-1024	557	3,146	\$ 3,703
14-23594.025-R-1	16-19-417-040-1025	557	3,146	\$ 3,703

14-23594.026-R-1	16-19-417-040-1026	557	3,146	\$ 3,703
14-23594.027-R-1	16-19-417-040-1027	557	3,146	\$ 3,703
14-23594.028-R-1	16-19-417-040-1028	484	2,736	\$ 3,220
14-23594.029-R-1	16-19-417-040-1029	484	2,736	\$ 3,220
14-23594.030-R-1	16-19-417-040-1030	484	2,736	\$ 3,220
14-23594.031-R-1	16-19-417-040-1031	557	3,146	\$ 3,703
14-23594.032-R-1	16-19-417-040-1032	557	3,146	\$ 3,703
14-23594.033-R-1	16-19-417-040-1033	557	3,146	\$ 3,703
14-23594.034-R-1	16-19-417-040-1034	557	3,146	\$ 3,703
14-23594.035-R-1	16-19-417-040-1035	72	410	\$ 482
14-23594.036-R-1	16-19-417-040-1036	72	410	\$ 482
14-23594.037-R-1	16-19-417-040-1037	72	410	\$ 482
14-23594.038-R-1	16-19-417-040-1038	72	410	\$ 482
14-23594.039-R-1	16-19-417-040-1039	72	410	\$ 482
14-23594.040-R-1	16-19-417-040-1040	72	410	\$ 482
14-23594.041-R-1	16-19-417-040-1041	72	410	\$ 482
14-23594.042-R-1	16-19-417-040-1042	72	410	\$ 482
14-23594.043-R-1	16-19-417-040-1043	72	410	\$ 482
14-23594.044-R-1	16-19-417-040-1044	72	410	\$ 482
14-23594.045-R-1	16-19-417-040-1045	72	410	\$ 482
14-23594.046-R-1	16-19-417-040-1046	72	410	\$ 482
14-23594.047-R-1	16-19-417-040-1047	72	410	\$ 482
14-23594.048-R-1	16-19-417-040-1048	72	410	\$ 482
14-23594.049-R-1	16-19-417-040-1049	72	410	\$ 482
14-23594.050-R-1	16-19-417-040-1050	72	410	\$ 482

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 2014 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 34 units and 16 parking stalls in a residential condominium building. The building is 57 years old and is situated on a 19,881 square foot parcel located in Berwyn Township, Cook County. It is classified as class 2-99 property under the Cook County Real Property Classification Ordinance.

The appellant, via counsel, submitted evidence before the Board arguing overvaluation based on the sale of eight of the building's 34 units. In support of this claim, the appellant included printouts from the RealInfo website and printouts from the Cook County Recorder of Deeds website. The evidence disclosed that the aggregate purchase price for the units sold was

\$287,500. The sales occurred in 2013 and 2014 for prices ranging from \$33,000 to \$39,000. The appellant applied a \$20,125 reduction per unit for personal property, without further evidence, to arrive at an adjusted market value of \$267,375 for the eight units sold. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$109,136 which reflects a 10% level of assessment.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$188,852 for the 50 PINs. The assessment reflects a total market value of \$1,888,520 for the building when applying the assessment level of 10% as established by the Cook County Real Property Classification Ordinance. The board of review also submitted a memorandum from Frederick Agustin, Cook County Board of Review Analyst. The board's analysis relied on 21 sales in the subject's building that occurred from 2008 through 2014. The board of review's analysis included all of the appellant's sales. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

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 meet 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 appellant's condominium analysis plus three additional recent sales used by the board of review, for a total of 11 sales. However, the Board does not find evidence to support a reduction in the market value of the residential units sold by any amount for personal property.

Based on evidence submitted, the Board finds that the subject property had a market value of \$1,287,828 for the 2014 assessment year. Since the market value has been determined, the assessment level of 10% as established by the Cook County Real Property Classification Ordinance shall apply. This yields an assessed value for the condominium building of \$128,783 as a whole. As the current assessed value is above this amount, this Board finds a reduction is warranted based on the sales evidence contained in the record. The reduction shall apply to each of the units in the subject in proportion to their respective percentages of ownership in the property.

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



Acting 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: November 21, 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 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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