



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

APPELLANT: Hickory View Condominium Association
DOCKET NO.: 15-22476.001-R-1 through 15-22476.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Hickory View Condominium Association, the appellant, by attorney Jerrold H. Mayster of Mayster & Chaimson, Ltd. 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
15-22476.001-R-1	23-01-309-031-1001	2,408	10,105	\$12,513
15-22476.002-R-1	23-01-309-031-1002	2,003	8,407	\$10,410
15-22476.003-R-1	23-01-309-031-1003	2,003	8,407	\$10,410
15-22476.004-R-1	23-01-309-031-1005	2,453	10,297	\$12,750
15-22476.005-R-1	23-01-309-031-1006	2,056	8,631	\$10,687
15-22476.006-R-1	23-01-309-031-1008	2,461	10,329	\$12,790
15-22476.007-R-1	23-01-309-031-1009	2,463	10,337	\$12,800
15-22476.008-R-1	23-01-309-031-1011	2,066	8,669	\$10,735
15-22476.012-R-1	23-01-309-031-1012	No	jurisdiction	

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 2015 tax year.¹ 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 twelve-unit residential condominium and the appeal was filed challenging the assessment of eight of the units. The property is located in Hickory Hills, Palos

¹ The Cook County Board of Review decision submitted with the appeal did not referenced parcel number 23-01-309-031-1012, therefore, the Property Tax Appeal Board has no jurisdiction over this parcel.

Township, Cook County. The subject is classified as a class 2-99 residential condominium 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 information on two comparable sales of units located in the condominium that sold in September 2013 and September 2014 for prices of \$95,000 and \$118,000, respectively. The appellant's analysis made a 2% deduction for personal property to arrive at a net combined purchase price of \$208,740. The appellant further indicated these two units had a 15.084% combined percentage of ownership in the condominium. Dividing the net consideration by the ownership interest resulted in an estimated value for the condominium of \$1,383,850. Applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10% results in total assessment for the entire condominium of \$138,385, which the appellant requested be proportionally distributed among the parcels.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property.

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 only evidence of market value was presented by the appellant. The appellant presented a market analysis using two comparable sales of units located in the subject's condominium. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's overvaluation argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: September 18, 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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APPELLANT

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