



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

APPELLANT: Mary Mikros
DOCKET NO.: 15-37106.001-R-1
PARCEL NO.: 17-03-220-020-1057

The parties of record before the Property Tax Appeal Board are Mary Mikros, the appellant; 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:

LAND: \$2,628
IMPR.: \$44,877
TOTAL: \$47,505

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. 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 residential condominium unit located in a building with 703 residential units. The subject property has 1,515 square feet of living area with two bedrooms and two bathrooms. The subject property has a .1809% ownership interest in the condominium. The building is approximately 48 years old. The property is located in Chicago, North Chicago Township, Cook County. The subject property is classified as 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 information on four comparable sales on the appeal form composed of condominium units in the subject's building. The appellant described the condominiums as ranging in size from 1,226 to 1,477 square feet of living area and each is a two-bedroom, two-bathroom unit. The comparables sold from April 2014 to September 2015 for prices ranging from \$320,000 to \$446,000 or from \$227.27 to \$301.96 per square foot of living area.

In her written submission the appellant contends the increase in the subject's assessment from a market value of \$384,430 in 2014 to \$475,050 in 2015 was an exaggerated and dramatic increase. In her narrative the appellant referenced six sales, four of which were listed on Section V of the appeal form. The six comparables were two-bedroom units in the subject's condominium that ranged in size from 1,226 to 1,477 square feet of living area. The appellant also indicated these units had percentages of ownership in the condominium ranging from .13258% to .19197%. The appellant reported these units sold from April 2014 to September 2015 for prices ranging from \$320,000 to \$446,000 or from \$227.27 to \$307.38 per square foot of living area. The appellant asserted that the average price of the units was \$394,630 and the average per square foot price was \$285.23. She asserted the subject's assessment reflects a market value of \$475,000 or \$313.53 per square foot of living area, including land. The appellant contends these sales support a value range for the subject unit from \$394,630 to a maximum of \$400,000.

The appellant also argued that the low rentals of the residential units in the condominium demonstrate the units are second rate properties. She reported that the two-bedroom condominium units have monthly rentals ranging from \$2,100 to \$4,100 and up.

As a final point the appellant contends the condominium units are a failing investment and a detriment to their owners. She explained the subject property had a 2015 rental of \$40,800 with taxes of \$8,708.09 or 21.34% of the gross income, which the appellant contends is excessive when compared to normal rental apartments in the City of Chicago. The appellant also provided a listing of expenses for rental condominium units to demonstrate expenses associated with the subject property exceeded income by \$3,532.51 per year.

The appellant also asserted that the subject property was vacant for 18 months from January 1, 2016 through June 2017 causing a rent loss of \$61,200. As a result, the appellant was forced to lower the rent on the subject property from \$3,400 to \$3,200 per month.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$40,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$47,505. The subject's assessment reflects a market value of \$474,050 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10%. The board of review submission included a listing of 703 condominium units in the subject building identifying the parcel number (PIN) and percentage of ownership in the condominium. The list reported the subject unit had a .1809% ownership interest in the condominium.

In support of the assessment the board of review submitted an analysis using 110 sales from the subject's condominium, which included three sales identified by the appellant. The total consideration for the sales of residential units in the condominium that occurred from 2012 to 2016 was \$44,073,772. An adjustment factor of 10% or \$4,407,370 was deducted to arrive at a total adjusted consideration of \$39,666,402. The total adjusted consideration was divided by the purported percentage of interest of ownership in the condominium for the units that sold of

15.1067% to arrive at an indicated full value for the condominium of \$262,574,897. Applying the subject's percentage of ownership in the condominium to the estimated value of the condominium results in a market value estimate of \$474,998 and an assessment of \$47,500 when applying the Cook County Real Property Assessment Classification Ordinance (Ordinance) level of assessments for class 2-99 property of 10%.

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 the best evidence of market value to be the sales in the record provided by the parties. The appellant's submission included six sales with a combined total purchase price of \$2,367,783. These units had a total combined percent of ownership in the condominium of .95154%. Dividing the combined purchase prices by the percentage of ownership in the condominium results in a total value for the condominium of \$248,836,938. Applying the subject's percentage of ownership of .1809% to the total market value results in a market value for the subject unit of \$450,146 and an assessment of \$45,015 when applying the Ordinance level of assessments for class 2-99 property of 10%, which is slightly below the subject's assessment.

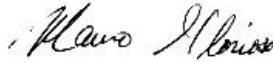
The board of review submission included an analysis of 110 sales in the condominium that occurred from 2012 to 2016 for a total consideration of \$44,073,772. An adjustment factor of 10% or \$4,407,370 was deducted to arrive at a total adjusted consideration of \$39,666,402. The Board finds that there was no explanation or support the adjustment factor. Nevertheless, the total adjusted consideration was divided by the purported percentage of interest of ownership in the condominium for the units that sold of 15.1067% to arrive at an indicated full value for the condominium of \$262,574,897. Applying the subject's percentage of ownership in the condominium to the estimated value of the condominium results in a market value estimate of \$474,998 and an assessment of \$47,500 when applying the Ordinance level of assessments for class 2-99 property of 10%, which is supportive of the subject's assessment.

The Board finds the board of review submission included 47 sales that occurred in 2014 and 2015, which would be more probative in establishing the market value of the subject property as of January 1, 2015, than those sales used by the board of review that occurred in 2012, 2013 and 2016. These sales had a total consideration of \$20,256,500. Accepting the 10% adjustment factor used by the board of review results in an adjusted price of \$18,230,850. Dividing the adjusted price by the percentage of ownership of the 47 units that sold of 6.1584% results in a market value for the condominium of \$296,032,249. Applying the subject's percentage of ownership in the condominium of .1809% would result in a market value of \$535,522 and an assessment of \$53,552 when applying the Ordinance level of assessments for class 2-99 property of 10%, which is above the subject's current assessment.

The Board gave less weight to the appellant's discussion about the rental income and expenses associated with the residential rental units as there was no showing what the market rent for the unit is or what the allowable market expenses would be to develop an income approach to value. Furthermore, some of the expenses identified by the appellant such as real estate taxes, income taxes and mortgage interest are not traditionally deducted when determining the value of a property using an income approach to value. As a final point, the appellant did not provide a market derived capitalization rate to convert the net income associated with the unit into an estimate of market value. As a result, little weight was given this evidence.

After considering the sales presented by the parties, the Board finds the assessment of the subject property established by the board of review is correct and a reduction 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. 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: May 15, 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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