



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

APPELLANT: Andrew Nelson
DOCKET NO.: 15-37552.001-R-1 through 15-37552.008-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Andrew Nelson, the appellant(s), by attorney Chris D. Sarris, of Steven B. Pearlman & Associates 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-37552.001-R-1	17-04-110-064-1001	7,426	45,468	\$52,894
15-37552.002-R-1	17-04-110-064-1002	7,426	45,468	\$52,894
15-37552.003-R-1	17-04-110-064-1003	6,100	37,349	\$43,449
15-37552.004-R-1	17-04-110-064-1004	6,100	37,349	\$43,449
15-37552.005-R-1	17-04-110-064-1005	6,365	38,972	\$45,337
15-37552.006-R-1	17-04-110-064-1006	6,365	38,972	\$45,337
15-37552.007-R-1	17-04-110-064-1007	6,631	40,596	\$47,227
15-37552.008-R-1	17-04-110-064-1008	6,631	40,596	\$47,227

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 an eight-unit residential condominium building. The building is 11 years old and is situated on a 6,241 square foot parcel located in North Chicago 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 three of the building's eight units. In support of this claim, the appellant included printouts from the Cook County Recorder of Deeds website and an MLS information sheet. The evidence disclosed that the aggregate purchase price for the units sold was \$1,462,500. The sales occurred in 2013 and 2014 for prices ranging from \$485,000 to \$492,500, with 36.0% of the units being sold. A personal property deduction was applied, however, the appellant failed to provide any supporting evidence of value. Based on this evidence, the appellant requested a reduction in the subject's total assessment reflecting a 10% level of assessment applied to the derived market value.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$377,814. The assessment reflects a total market value of \$3,778,140 for the subject 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 Katherine Latuszek, Cook County Board of Review Analyst. The board's analysis relied on the same three sales in the subject's building. 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 not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board was provided with three identical sales from both parties. The Board finds all of the sales were proximate to the January 1, 2015 valuation date. All relevant sales were for units located in the subject building.

Based on evidence submitted, the Board finds that the subject property had a market value of \$4,062,500 for the 2015 assessment year. Neither party submitted any evidence in support of a personal property deduction. As the subject's current market value is below this amount, the Board finds a reduction is not warranted based on the sales evidence contained in the record.

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



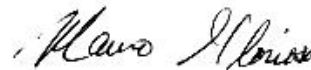
Member

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: July 16, 2019



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Andrew Nelson, by attorney:
Chris D. Sarris
Steven B. Pearlman & Associates
350 West Hubbard Street
Suite 630
Chicago, IL 60654

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602