



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

APPELLANT: Saul Modestas North Park Commons Condominium
DOCKET NO.: 15-39187.001-R-1 through 15-39187.013-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Saul Modestas North Park Commons Condominium, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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
15-39187.001-R-1	13-11-428-024-1001	1,254	20,034	\$21,288
15-39187.002-R-1	13-11-428-024-1002	1,188	18,985	\$20,173
15-39187.003-R-1	13-11-428-024-1003	712	11,384	\$12,096
15-39187.004-R-1	13-11-428-024-1004	926	14,806	\$15,732
15-39187.005-R-1	13-11-428-024-1005	852	13,620	\$14,472
15-39187.006-R-1	13-11-428-024-1006	711	11,367	\$12,078
15-39187.007-R-1	13-11-428-024-1007	641	10,249	\$10,890
15-39187.008-R-1	13-11-428-024-1008	712	11,384	\$12,096
15-39187.009-R-1	13-11-428-024-1009	848	13,551	\$14,399
15-39187.010-R-1	13-11-428-024-1010	711	11,367	\$12,078
15-39187.011-R-1	13-11-428-024-1011	641	10,249	\$10,890
15-39187.012-R-1	13-11-428-024-1012	710	11,350	\$12,060
15-39187.013-R-1	13-11-428-024-1013	852	13,620	\$14,472

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 101-year old, multi-story, 13-unit condominium building. The property is located in Jefferson Township, Cook County and is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of the overvaluation argument, the appellant submitted evidence of the sale of two units located within the subject's building. These units sold in November 2013 and October 2015 for a total amount of \$229,125. The appellant argues that the total should be reduced by 10% to account for personal property for an adjusted value of \$206,213. The appellant then applies the percentage of ownership of these sales of 12.56% to arrive at a total value of the building of \$1,641,819. The appellant then requests that a 9.4% level of assessment should be applied to this adjusted value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,754. The subject's assessment reflects a market value of \$1,827,540 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on two sales from units within the subject's building. These units sold in November 2013 and October 2015 for a total value of \$229,500. The board of review then applies the percentage of ownership of these sales of 12.56% to arrive at a total value of the building of \$1,827,229. The appellant and the board of review used the same comparables with the difference being in the purchase price of one of the comparables.

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 best evidence of market value to be the comparables submitted by both parties. However, the Board will use the sale price as provided by the board of review as the appellant's documents disclose that the information is deemed reliable, but not guaranteed. The Board gives no weight to the appellant's adjustment for personal property as there is no evidence of this in the record. Therefore, the Board will apply the percentage of ownership of these comparables of 12.92% to the unadjusted total to arrive at a value for the building of \$1,827,229. The Board finds the appellant incorrectly listed the level of assessment. In applying the correct level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%, the Board finds the appellant failed to show by a preponderance of the evidence that the subject property was overvalued 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

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: June 19, 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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