



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

APPELLANT: Lawrence Point Condominium Assn.
DOCKET NO.: 16-27861.001-R-1 through 16-27861.037-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lawrence Point Condominium Assn., the appellant(s), by attorney Timothy E. Moran, of Schmidt Salzman & Moran, 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 **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
16-27861.001-R-1	12-12-329-022-1001	1,236	11,581	\$12,817
16-27861.002-R-1	12-12-329-022-1002	1,202	11,267	\$12,469
16-27861.003-R-1	12-12-329-022-1003	1,186	11,114	\$12,300
16-27861.004-R-1	12-12-329-022-1004	1,137	10,651	\$11,788
16-27861.005-R-1	12-12-329-022-1005	988	9,258	\$10,246
16-27861.006-R-1	12-12-329-022-1006	1,137	10,651	\$11,788
16-27861.007-R-1	12-12-329-022-1007	955	8,948	\$9,903
16-27861.008-R-1	12-12-329-022-1008	955	8,948	\$9,903
16-27861.009-R-1	12-12-329-022-1009	1,104	10,345	\$11,449
16-27861.010-R-1	12-12-329-022-1010	1,186	11,114	\$12,300
16-27861.011-R-1	12-12-329-022-1011	1,202	11,267	\$12,469
16-27861.012-R-1	12-12-329-022-1012	1,236	11,581	\$12,817
16-27861.013-R-1	12-12-329-022-1014	1,599	14,983	\$16,582
16-27861.014-R-1	12-12-329-022-1015	1,236	11,581	\$12,817
16-27861.015-R-1	12-12-329-022-1016	1,219	11,424	\$12,643
16-27861.016-R-1	12-12-329-022-1017	1,170	10,961	\$12,131
16-27861.017-R-1	12-12-329-022-1018	1,054	9,878	\$10,932
16-27861.018-R-1	12-12-329-022-1019	1,203	11,271	\$12,474
16-27861.019-R-1	12-12-329-022-1020	988	9,258	\$10,246
16-27861.020-R-1	12-12-329-022-1021	988	9,258	\$10,246
16-27861.021-R-1	12-12-329-022-1022	1,137	10,651	\$11,788
16-27861.022-R-1	12-12-329-022-1023	1,219	11,424	\$12,643
16-27861.023-R-1	12-12-329-022-1024	1,236	11,581	\$12,817
16-27861.024-R-1	12-12-329-022-1025	1,268	11,887	\$13,155
16-27861.025-R-1	12-12-329-022-1026	1,088	10,192	\$11,280

16-27861.026-R-1	12-12-329-022-1027	1,599	14,983	\$16,582
16-27861.027-R-1	12-12-329-022-1028	1,236	11,581	\$12,817
16-27861.028-R-1	12-12-329-022-1029	1,219	11,424	\$12,643
16-27861.029-R-1	12-12-329-022-1030	1,170	10,961	\$12,131
16-27861.030-R-1	12-12-329-022-1031	1,021	9,568	\$10,589
16-27861.031-R-1	12-12-329-022-1032	1,170	10,961	\$12,131
16-27861.032-R-1	12-12-329-022-1033	988	9,258	\$10,246
16-27861.033-R-1	12-12-329-022-1034	988	9,258	\$10,246
16-27861.034-R-1	12-12-329-022-1035	1,137	10,651	\$11,788
16-27861.035-R-1	12-12-329-022-1036	1,219	11,424	\$12,643
16-27861.036-R-1	12-12-329-022-1038	1,268	11,887	\$13,155
16-27861.037-R-1	12-12-329-022-1039	1,088	10,192	\$11,280

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 2016 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 37 condominium units within a 33-year old, multi-story, 39-unit condominium building. The property is located in Norridge, Norwood Park 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 six units located within the subject's building which are all under appeal. These units sold from February 2013 to June 2016 for prices ranging from \$93,000 to \$165,500. These sales reflect a total sale amount of \$830,500. The appellant argues that the total should be reduced by 10% to account for personal property for an adjusted value of \$747,450. The appellant then applies the percentage of ownership of these sales of 154.704% to arrive at a total value of the building of \$4,759,615. The appellant then multiplies the subject's percentage of ownership of 94.947% to this value to arrive at a total value for the subject units under appeal of \$4,519,112. The appellant then applies an incorrect median level of assessment to arrive at a requested assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$445,916. The subject's assessment reflects a market value for all the appealed units of \$4,459,160 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 four sales from units within the subject's building that are under appeal. These units sold from July 2013 to June 2016 for prices ranging from \$93,000 to \$165,500. These sales total \$563,500. The board adjusted the sales down by 10% for an adjusted value of \$507,152. The board of review then applies the percentage of ownership of these sales of 10.36% to arrive at a total value of the building of \$4,895,289. The board of review's sales were all included in the appellant's evidence as well.

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 all the comparables. These units sold from February 2013 to June 2016 for prices ranging from \$93,000 to \$165,500 for a total of \$830,500. However, the Board gives no weight to the appellant's or board of review'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 15.704% to the unadjusted total to arrive at a value for the building of \$5,288,461. In applying the subject's percentage of ownerships of 94.947%, the Board finds the subject has a value of \$5,021,235. The Board further finds the appellant submitted incorrect and unsupported median level of assessment evidence. In applying the 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



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 26, 2020



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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