



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

APPELLANT: CHIC Properties, LLC
DOCKET NO.: 16-30387.001-R-1 through 16-30387.007-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are CHIC Properties, LLC, the appellant(s), by attorney Ellen G. Berkshire, of Verros Berkshire, PC 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
16-30387.001-R-1	20-24-323-038-1001	635	5,064	\$5,699
16-30387.002-R-1	20-24-323-038-1002	635	5,064	\$5,699
16-30387.003-R-1	20-24-323-038-1004	798	6,363	\$7,161
16-30387.004-R-1	20-24-323-038-1005	831	6,623	\$7,454
16-30387.005-R-1	20-24-323-038-1006	831	6,623	\$7,454
16-30387.006-R-1	20-24-323-038-1007	863	6,883	\$7,746
16-30387.007-R-1	20-24-323-038-1008	863	6,883	\$7,746

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 seven condominium and parking units within a eight-year old, multi-story, 16-unit, condominium building. The property is located in Hyde Park Township, Cook County and is classified as a class 2 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 disclosing the seven condominium/parking units were purchased

by the appellant. Copies of the settlement statement and warranty deed disclose that the seven units were purchased on May 9, 2014 for \$510,000.

In addition, the appellant submitted sales of three condominium units within condominium buildings located within one and one-half miles from the subject. The units sold from October 2013 to June 2014 for prices ranging from \$102,465 to \$130,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment is \$66,760. The subject's assessment reflects a market value for all seven units of \$667,600 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 within the subject's building. The units sold from March 2008 and September 2015 for \$1 and \$100,000, respectively. The board of review then calculates an assessment for the whole building based on the value of the sales evidence presented.

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 sales of the units within the building presented by the appellant. The Board finds the appellant's calculation of value for all the units based on the seven sales persuasive as the board of review used this same mythology in their evidence. Based on this record the Board finds the subject property were overvalued and a reduction to that requested by the appellant is 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



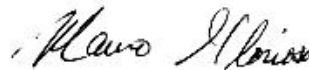
Member

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: August 20, 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

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APPELLANT

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