



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

APPELLANT: Condos of northbrook Court Bldg. #3
DOCKET NO.: 16-34798.001-R-1 through 16-34798.070-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Condos of northbrook Court Bldg. #3, the appellant(s), by attorney Jerrold H. Mayster, of Mayster & Chaimson, 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
16-34798.001-R-1	04-03-200-025-1001	443	19,773	\$20,216
16-34798.002-R-1	04-03-200-025-1002	414	18,465	\$18,879
16-34798.003-R-1	04-03-200-025-1003	285	12,711	\$12,996
16-34798.004-R-1	04-03-200-025-1004	410	18,291	\$18,701
16-34798.005-R-1	04-03-200-025-1005	410	18,291	\$18,701
16-34798.006-R-1	04-03-200-025-1006	539	24,045	\$24,584
16-34798.007-R-1	04-03-200-025-1007	539	24,045	\$24,584
16-34798.008-R-1	04-03-200-025-1008	539	24,045	\$24,584
16-34798.009-R-1	04-03-200-025-1009	539	24,045	\$24,584
16-34798.010-R-1	04-03-200-025-1010	410	18,291	\$18,701
16-34798.011-R-1	04-03-200-025-1011	410	18,291	\$18,701
16-34798.012-R-1	04-03-200-025-1012	414	18,465	\$18,879
16-34798.013-R-1	04-03-200-025-1013	285	12,711	\$12,996
16-34798.014-R-1	04-03-200-025-1014	443	19,773	\$20,216
16-34798.015-R-1	04-03-200-025-1015	431	19,249	\$19,680
16-34798.016-R-1	04-03-200-025-1016	398	17,768	\$18,166
16-34798.017-R-1	04-03-200-025-1017	273	12,188	\$12,461
16-34798.018-R-1	04-03-200-025-1018	398	17,768	\$18,166
16-34798.019-R-1	04-03-200-025-1019	398	17,768	\$18,166
16-34798.020-R-1	04-03-200-025-1020	523	23,348	\$23,871
16-34798.021-R-1	04-03-200-025-1021	523	23,348	\$23,871
16-34798.022-R-1	04-03-200-025-1022	523	23,348	\$23,871
16-34798.023-R-1	04-03-200-025-1023	523	23,348	\$23,871
16-34798.024-R-1	04-03-200-025-1024	398	17,768	\$18,166
16-34798.025-R-1	04-03-200-025-1025	398	17,768	\$18,166

16-34798.026-R-1	04-03-200-025-1026	398	17,768	\$18,166
16-34798.027-R-1	04-03-200-025-1027	273	12,188	\$12,461
16-34798.028-R-1	04-03-200-025-1028	435	19,424	\$19,859
16-34798.029-R-1	04-03-200-025-1029	439	19,598	\$20,037
16-34798.030-R-1	04-03-200-025-1030	406	18,117	\$18,523
16-34798.031-R-1	04-03-200-025-1031	281	12,537	\$12,818
16-34798.032-R-1	04-03-200-025-1032	406	18,117	\$18,523
16-34798.033-R-1	04-03-200-025-1033	406	18,117	\$18,523
16-34798.034-R-1	04-03-200-025-1034	531	23,696	\$24,227
16-34798.035-R-1	04-03-200-025-1035	531	23,696	\$24,227
16-34798.036-R-1	04-03-200-025-1036	531	23,696	\$24,227
16-34798.037-R-1	04-03-200-025-1037	531	23,696	\$24,227
16-34798.038-R-1	04-03-200-025-1038	406	18,117	\$18,523
16-34798.039-R-1	04-03-200-025-1039	406	18,117	\$18,523
16-34798.040-R-1	04-03-200-025-1040	406	18,117	\$18,523
16-34798.041-R-1	04-03-200-025-1041	281	12,537	\$12,818
16-34798.042-R-1	04-03-200-025-1042	446	19,885	\$20,331
16-34798.043-R-1	04-03-200-025-1043	447	19,947	\$20,394
16-34798.044-R-1	04-03-200-025-1044	414	18,465	\$18,879
16-34798.045-R-1	04-03-200-025-1045	289	12,886	\$13,175
16-34798.046-R-1	04-03-200-025-1046	414	18,465	\$18,879
16-34798.047-R-1	04-03-200-025-1047	414	18,465	\$18,879
16-34798.048-R-1	04-03-200-025-1048	539	24,045	\$24,584
16-34798.049-R-1	04-03-200-025-1049	539	24,045	\$24,584
16-34798.050-R-1	04-03-200-025-1050	539	24,045	\$24,584
16-34798.051-R-1	04-03-200-025-1051	539	24,045	\$24,584
16-34798.052-R-1	04-03-200-025-1052	414	18,465	\$18,879
16-34798.053-R-1	04-03-200-025-1053	414	18,465	\$18,879
16-34798.054-R-1	04-03-200-025-1054	414	18,465	\$18,879
16-34798.055-R-1	04-03-200-025-1055	289	12,886	\$13,175
16-34798.056-R-1	04-03-200-025-1056	451	20,122	\$20,573
16-34798.057-R-1	04-03-200-025-1057	455	20,296	\$20,751
16-34798.058-R-1	04-03-200-025-1058	422	18,814	\$19,236
16-34798.059-R-1	04-03-200-025-1059	296	13,235	\$13,531
16-34798.060-R-1	04-03-200-025-1060	422	18,814	\$19,236
16-34798.061-R-1	04-03-200-025-1061	422	18,814	\$19,236
16-34798.062-R-1	04-03-200-025-1062	547	24,394	\$24,941
16-34798.063-R-1	04-03-200-025-1063	547	24,394	\$24,941
16-34798.064-R-1	04-03-200-025-1064	547	24,394	\$24,941
16-34798.065-R-1	04-03-200-025-1065	547	24,394	\$24,941
16-34798.066-R-1	04-03-200-025-1066	422	18,814	\$19,236
16-34798.067-R-1	04-03-200-025-1067	422	18,814	\$19,236
16-34798.068-R-1	04-03-200-025-1068	422	18,814	\$19,236
16-34798.069-R-1	04-03-200-025-1069	296	13,235	\$13,531
16-34798.070-R-1	04-03-200-025-1070	459	20,471	\$20,930

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 a 37-year old, multi-story, 70-unit condominium building. The property is located in Northbrook, Northfield 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 this argument, the appellant submitted sales information on 15 subject condominium units. These units sold from January 2013 to January 2016 for a total value of \$2,951,500. The appellant then reduces the sale figures by 3% to account for personal property and then applies the percentage of ownership for these units sold to arrive at a total value for the building as a whole of \$13,409,625.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment is \$1,383,163. This assessment reflects a market value of \$13,831,630 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of the assessment, the board of review submitted sales information on 13 subject condominium units. These units sold January 2013 to October 2015 for a total value of \$2,832,225. A 10% adjustment factor was applied to this value. The board of review then applied the total percentage of ownership for the units sold to arrive at total value for the building as a whole of \$14,136,803. The appellant evidence includes all these sales as well as two additional sales.

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 also finds the best evidence of market value to be the sales submitted by the appellant. These units sold from January 2013 to January 2016 for a total value of \$2,951,500. The Board gives no weight to the board of review's adjustment factor or the appellant's adjustment for personal property as there is no evidence of this in the record. Applying the percentage of

ownership for the unit sold yields a value for the building as a whole of which supports the current assessment. Based on this record the Board finds the appellant failed to show by a preponderance of the evidence that the subject 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



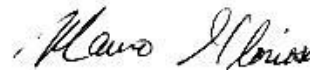
Member

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: July 21, 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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APPELLANT

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COUNTY

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