



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

APPELLANT: Grace Terrace Condominium Association
DOCKET NO.: 16-43356.001-R-1 through 16-43356.011-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Grace Terrace Condominium Association, the appellant(s), by attorney Anthony Lewis, of the Law Offices of Gary H. Smith 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 Part and A Reduction in Part** 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
16-43356.001-R-1	13-24-118-039-1001	1,471	23,075	\$24,546
16-43356.002-R-1	13-24-118-039-1002	1,078	16,921	\$17,999
16-43356.003-R-1	13-24-118-039-1003	1,078	16,921	\$17,999
16-43356.004-R-1	13-24-118-039-1004	1,078	16,921	\$17,999
16-43356.005-R-1	13-24-118-039-1005	1,078	16,921	\$17,999
16-43356.006-R-1	13-24-118-039-1006	1,078	16,921	\$17,999
16-43356.007-R-1	13-24-118-039-1007	1,078	16,921	\$17,999
16-43356.008-R-1	13-24-118-039-1008	1,078	16,921	\$17,999
16-43356.009-R-1	13-24-118-039-1009	1,078	15,122	\$16,200
16-43356.010-R-1	13-24-118-039-1010	1,078	16,921	\$17,999
16-43356.011-R-1	13-24-118-039-1011	1,078	16,921	\$17,999

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 two-story, 11-unit, residential condominium building of masonry construction. The property has a 6,130 square foot site and is located in Jefferson

Township, Cook County. The property is a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and contention of law as the bases of the appeal. In support of the overvaluation argument, the appellant submitted an appraisal estimating that the unit with Property Index Number (PIN) ending in -1009 had a market value of \$162,000 as of October 17, 2014. The appraisal disclosed that the subject unit is owner occupied. In support of the contention of law, the appellant disclosed the subject property was the subject matter of an appeal before the Property Tax Appeal Board a previous year under Docket Number 15-31371.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the assessment of the subject property building to \$181,440 based on the evidence submitted by the parties. The tax years 2015 and 2016 are within the same general assessment period. No evidence was submitted to show that the units are owner occupied.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$204,536. The subject's assessment reflects a market value of \$2,045,360 when applying the 2016 level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The board of review's Notes on Appeal reflect that the 2016 appeal is a rollover.

Conclusion of Law

The appellant raised a contention of law asserting that the assessment of the subject property as established by the Property Tax Appeal Board for the 2016 tax year should be carried forward to the 2016 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). When a contention of law is raised the burden of proof is a preponderance of the evidence. (See 5 ILCS 100/10-15).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed that only the unit with PIN ending in -1009 is owner-occupied. Therefore, this section of the Property Tax Code applies only to that unit.

The appellant also 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 met this

burden of proof as to the unit with PIN ending in -1009 only, and a reduction in that unit's assessment is warranted.

The Board finds that the appellant failed to submit any evidence as to the market value of the other units in the subject building. Therefore, the Board finds that a reduction in the subject's assessment, except the unit with PIN ending in -1009, is not warranted.

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: April 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

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

APPELLANT

Grace Terrace Condominium Association, by attorney:
Anthony Lewis
Law Offices of Gary H. Smith
205 West Wacker Drive
Suite 510
Chicago, IL 60606

COUNTY

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