



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

APPELLANT: Joseph Lapetina
DOCKET NO.: 17-21246.001-R-1
PARCEL NO.: 02-22-202-014-1054

The parties of record before the Property Tax Appeal Board are Joseph Lapetina, the appellant, by attorney Ronald Justin, of the Law Offices of Ronald Justin 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:

LAND: \$302
IMPR.: \$24,014
TOTAL: \$24,316

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 2017 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 residential condominium unit located at 133 W Palatine Road, Palatine, Palatine Township, Cook County. The condominium development is approximately 8 years old and has 72 units. The subject property has a 1.4819% ownership interest in the condominium.¹ The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales with condominium units located within the same neighborhood code as the subject but at a different address and condominium development than the subject. The appellant's evidence included unidentified printouts of the comparables which included assessment and market value information for each condominium unit

¹ Neither party provided the size of the condominium units for the subject or their comparables.

but did not provide the size of each unit or other detailed property characteristics for the comparables. The four units sold from July 2016 to March 2017 for unadjusted sales prices ranging from \$93,000 to \$189,750. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$14,812, which reflects a market value of \$148,120.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$24,316 was disclosed. The subject's assessment reflects a market value of \$243,160 when applying the 2017 level of assessment for class 2-99 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of the assessment, the board of review submitted a table of nine comparable sales² listing the sale date, sale price, and percentage of ownership of the condominium units located in the subject's complex. The board of review did not provide the size of each unit or other detailed property descriptions for the comparables, but indicated these properties had an ownership interest in the condominium ranging from 1.0350% to 1.3692%. The board of review determined the subject's market value based on an analysis of the sale prices of the nine units within the subject's 72-unit condominium development along with their allocated percentage of ownership. The condominium analysis resulted in an estimated full market value of \$18,232,473 for the condominium development. The evidence included sales of nine condominium units which sold from January 2014 to June 2016 for unadjusted sale prices ranging from \$125,000 to \$329,500 with a combined total of \$2,068,000. The board of review indicated the full market value of the condominium development was \$18,232,473, applying the subject's percent of ownership to the total value resulted in an estimated market value for the subject of \$270,187 and an assessment of \$27,019. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of the subject's market value to be the analysis of the nine comparable sales submitted by the board of review. The Board gives greater weight to these nine comparable sales because the condominium units are located within the same complex as the subject's condominium complex. These nine units sold from January 2014 to June 2016 for unadjusted sales prices ranging from \$125,000 to \$329,500. The subject's total assessment reflects a market value of \$243,160 which falls within the range of the best comparables sales contained in this record and is supported by the analysis prepared by the board of review. The Board gives less weight to the appellant's comparable sales which have condominium units located in different condominium complexes than the subject, and the appellant did not provide any descriptive

² The board of review nine comparable sales include parcel index numbers (PIN) for 02-22-202-014 ending in -1015, -1026, -1030, -1031, -1038, -1039, -1044, -1062, and -1068.

information with respect to the comparables. Based on this record, the Board finds a reduction in the subject's assessment 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:

November 17, 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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