



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

APPELLANT: Roseanne Pileggi Monarch Garden Condo Assoc.
DOCKET NO.: 17-29747.001-R-1 through 17-29747.025-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Roseanne Pileggi Monarch Garden Condo Assoc., the appellant(s), by attorney Alexia Katsaros, of Katsaros Law, P.C. in Western Springs; 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
17-29747.001-R-1	16-19-417-040-1002	671	6,640	\$7,311
17-29747.002-R-1	16-19-417-040-1004	584	5,774	\$6,358
17-29747.003-R-1	16-19-417-040-1008	671	6,640	\$7,311
17-29747.004-R-1	16-19-417-040-1010	671	6,640	\$7,311
17-29747.005-R-1	16-19-417-040-1011	671	6,640	\$7,311
17-29747.006-R-1	16-19-417-040-1014	671	6,640	\$7,311
17-29747.007-R-1	16-19-417-040-1015	537	5,312	\$5,849
17-29747.008-R-1	16-19-417-040-1017	584	5,774	\$6,358
17-29747.009-R-1	16-19-417-040-1018	671	6,640	\$7,311
17-29747.010-R-1	16-19-417-040-1019	671	6,640	\$7,311
17-29747.011-R-1	16-19-417-040-1021	670	6,641	\$7,311
17-29747.012-R-1	16-19-417-040-1024	671	6,640	\$7,311
17-29747.013-R-1	16-19-417-040-1025	671	6,640	\$7,311
17-29747.014-R-1	16-19-417-040-1027	671	6,640	\$7,311
17-29747.015-R-1	16-19-417-040-1030	584	5,774	\$6,358
17-29747.016-R-1	16-19-417-040-1032	671	6,640	\$7,311
17-29747.017-R-1	16-19-417-040-1038	87	866	\$953
17-29747.018-R-1	16-19-417-040-1040	87	866	\$953
17-29747.019-R-1	16-19-417-040-1042	87	866	\$953
17-29747.020-R-1	16-19-417-040-1043	87	866	\$953
17-29747.021-R-1	16-19-417-040-1044	87	866	\$953
17-29747.022-R-1	16-19-417-040-1045	87	866	\$953
17-29747.023-R-1	16-19-417-040-1046	87	866	\$953
17-29747.024-R-1	16-19-417-040-1047	87	866	\$953
17-29747.025-R-1	16-19-417-040-1049	87	866	\$953

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 50-unit condominium building. The building is 60 years old and is located on a 19,881 square foot site, in Berwyn Township, Cook County. 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 sale prices of four units in the condominium building. The four units sold from July 2013 to January 2014 for prices ranging from \$34,000 to \$37,500 and totaling 47.675% of ownership. The appellant calculated the total assessment of each unit using an assessment value of 10% and requested an assessment value of \$57,488.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessed value of the subject property as \$121,232. The board of review submitted a "Condominium Analysis Results for 2018" based on the sale of one unit in 2017 report depicting a market value of \$1,231,258 and an assessed value of \$123,126 after an adjustment factor of 1% and applying the 2018 statutory level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

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 decisions of the Property Tax Appeal Board will be based on equity and the weight of the evidence. In Cook County, for residential property of six units or less currently designated as Class 2 real estate according to the Cook County Real Property Assessment Classification Ordinance, as amended, when sufficient probative evidence indicating the estimate of full market value of the subject property on the relevant assessment date is presented, the Board may consider evidence of the appropriate level of assessment for PTAB. 86 Ill.Admin.Code §1910.50(c).

The Board finds that the four units in the subject building sold approximately four years prior to the 2017 lien date thus, do not accurately reflect the subject's 2017 market value. Furthermore, the properties were sold was in a different assessment triennial than the 2017 tax year. After considering the evidence submitted, the Board finds the subject's improvement assessment is supported and a reduction in the subject's assessment 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:

December 20, 2022



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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