



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

APPELLANT: Grace Terrace Condominium Association
DOCKET NO.: 17-44083.001-R-1 through 17-44083.011-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 **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
17-44083.001-R-1	13-24-118-039-1002	1,078	15,122	\$16,200
17-44083.002-R-1	13-24-118-039-1003	1,078	15,122	\$16,200
17-44083.003-R-1	13-24-118-039-1005	1,078	15,122	\$16,200
17-44083.004-R-1	13-24-118-039-1006	1,078	15,122	\$16,200
17-44083.005-R-1	13-24-118-039-1007	1,078	15,122	\$16,200
17-44083.006-R-1	13-24-118-039-1008	1,078	15,122	\$16,200
17-44083.007-R-1	13-24-118-039-1009	1,078	15,122	\$16,200
17-44083.008-R-1	13-24-118-039-1010	1,078	15,122	\$16,200
17-44083.009-R-1	13-24-118-039-1011	1,078	15,122	\$16,200
17-44083.010-R-1	13-24-118-039-1001	1,471	17,969	\$19,440
17-44083.011-R-1	13-24-118-039-1004	1,078	15,122	\$16,200

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 92-year old, two-story, eleven-unit residential condominium building of masonry construction. Each unit is designated by a separate Property Index Number (PIN). The property is situated on 6,130 square feet in Chicago, Jefferson Township, Cook County. The property is a Class 2 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 an appraisal estimating PIN 1009 had a market value of \$162,000 as of October 17, 2014. The appellant requested a total assessment reduction based on this appraisal. The appellant appended a copy of the Board's decision for the subject in docket #15-31371.001 through #15-31371.011-R-1. The Board reduced the assessment for each of the eleven subject units to a total assessment of \$181,440.¹

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 2017 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. The board of review appended a copy of the Board's 2015 decision. It included a notation in its Notes on Appeal that it would stipulate to a decision and that "all units appear to be owner occupied."

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the subject property had a market value of \$1,814,400 as of the assessment date at issue. Since market value has been established, the 2017 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

¹ The appellant submitted a copy of the Board's 2015 decision but did not raise a contention of law, arguing that subject qualified for a rollover of the Board's 2015 decision pursuant to Section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). Instead, the appellant raised an overvaluation argument based on an appraisal.

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: January 19, 2021



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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