



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

APPELLANT: Hickory Hills Court Cond. Assn
DOCKET NO.: 18-25285.001-R-1 through 18-25285.029-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Hickory Hills Court Cond. Assn, the appellant(s), by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, 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
18-25285.001-R-1	18-35-308-039-1001	609	4,784	\$ 5,393
18-25285.002-R-1	18-35-308-039-1002	599	4,708	\$ 5,307
18-25285.003-R-1	18-35-308-039-1003	619	4,859	\$ 5,478
18-25285.004-R-1	18-35-308-039-1004	609	4,784	\$ 5,393
18-25285.005-R-1	18-35-308-039-1006	619	4,859	\$ 5,478
18-25285.006-R-1	18-35-308-039-1007	609	4,784	\$ 5,393
18-25285.007-R-1	18-35-308-039-1008	609	4,784	\$ 5,393
18-25285.008-R-1	18-35-308-039-1009	619	4,859	\$ 5,478
18-25285.009-R-1	18-35-308-039-1010	672	5,282	\$ 5,954
18-25285.010-R-1	18-35-308-039-1011	672	5,282	\$ 5,954
18-25285.011-R-1	18-35-308-039-1012	663	5,206	\$ 5,869
18-25285.012-R-1	18-35-308-039-1013	672	5,282	\$ 5,954
18-25285.013-R-1	18-35-308-039-1014	692	5,433	\$ 6,125
18-25285.014-R-1	18-35-308-039-1015	692	5,433	\$ 6,125
18-25285.015-R-1	18-35-308-039-1016	692	5,433	\$ 6,125
18-25285.016-R-1	18-35-308-039-1017	692	5,433	\$ 6,125
18-25285.017-R-1	18-35-308-039-1018	692	5,433	\$ 6,125
18-25285.018-R-1	18-35-308-039-1019	692	5,433	\$ 6,125
18-25285.019-R-1	18-35-308-039-1020	692	5,433	\$ 6,125
18-25285.020-R-1	18-35-308-039-1021	692	5,433	\$ 6,125
18-25285.021-R-1	18-35-308-039-1022	609	4,784	\$ 5,393
18-25285.022-R-1	18-35-308-039-1023	598	4,693	\$ 5,291
18-25285.023-R-1	18-35-308-039-1024	619	4,859	\$ 5,478
18-25285.024-R-1	18-35-308-039-1025	609	4,784	\$ 5,393
18-25285.025-R-1	18-35-308-039-1026	609	4,784	\$ 5,393

18-25285.026-R-1	18-35-308-039-1027	619	4,859	\$ 5,478
18-25285.027-R-1	18-35-308-039-1028	609	4,784	\$ 5,393
18-25285.028-R-1	18-35-308-039-1029	609	4,784	\$ 5,393
18-25285.029-R-1	18-35-308-039-1030	619	4,859	\$ 5,478

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 2018 tax year. The Property Tax Appeal Board (the “Board”) finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of 29 condominium units with a 96.83% ownership interest in the common elements. The property is located in Lyons Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether any of the subject units are owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an analysis showing that 16 units in the subject’s building, or 86.51% of ownership, sold from September 2015 to September 2018 for an aggregate price of \$1,623,500. The appellant deducted 10.00% from the aggregate sale price to account for personal property. The aggregate sales price, less the personal property deduction, was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$1,688,995. All of the sale comparables submitted by the appellant are also units that are the subject of this appeal. Additionally, the subject unit with the PIN ending in -1008 was purchased with 10 other PINs (-1010, -1015, -1022, -1023, and -1025 through -1030) as part of a bulk transaction. The appellant requested that the Board apply the 2017 Illinois Department of Revenue median level of assessment for class 2 property in Lyons Township of 7.92% to this market value. The appellant submitted a printout from the Illinois Department of Revenue in support of this argument. Based on this evidence, the appellant requested that the subject’s assessment be reduced to \$129,525.

The board of review submitted its “Board of Review Notes on Appeal” disclosing the total assessment for the subject of \$164,734. The subject's assessment reflects a market value of \$1,647,340 when applying the 2018 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

In support of the subject's assessment, the board of review submitted an analysis showing that 27 units in the subject’s building, or 89.78% of ownership, sold from August 2015 to September 2018 for an aggregate price of \$1,737,494. The aggregate sale price was then divided by the

percentage of interest of the units sold to arrive at a total market value for the building of \$1,935,279. All but one of the sale comparables (namely, the sale comparable with the PIN ending in -1005) submitted by the board of review are also units that are the subject of this appeal.

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.

Initially, the Board notes that appellant comparables #1, #3, #4, #5, #6, #8, #9, #10, #11, #12, #13, #14, #15, and #16 represent the same properties and sale transactions as board of review comparables #1, #2, #3, #5, #6, #8, #10, #11, #12, #13, #14, #16, #17, and #18, respectively. The Board finds the best evidence of market value to be the sale comparables which were submitted by both parties (i.e., the sale comparables listed in the previous sentence). Thus, the Board will take the sum of the sale prices of the most similar sales (\$1,063,000), divide by the total percentage of ownership of the units sold (47.72%), and multiply the result (\$2,227,578) by each subject unit's percentage of ownership, which results in a market value of \$2,156,963. The subject's current assessment reflects a market value below the market value reflected by the most similar sale comparables. The Board finds that there was no evidence submitted to show that personal property was included in any of the sale transactions, and that no deduction is warranted for this factor. Additionally, the Board finds that it is not authorized to apply an assessment level to the subject property other than the assessment level found in the Cook County Real Property Assessment Classification Ordinance. Insofar as the appellant relies upon 86 Ill.Admin.Code §1910.50(c)(2)(A), the Board finds that this rule requires annual sales ratio studies from the previous three years, and that the appellant's sales ratio evidence is only for tax year 2017. Even were the Board to consider the appellant's sales ratio evidence, the Board notes that the application of this rule is discretionary, and that the appellant's evidence was for tax year 2017 while the instant tax year is 2018. Therefore, the Board finds that the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, 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:

April 19, 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

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