



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

APPELLANT: Mark Giuffre
DOCKET NO.: 18-28893.001-R-1 through 18-28893.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mark Giuffre, 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
18-28893.001-R-1	14-19-219-018-1003	6,062	33,859	\$39,921
18-28893.002-R-1	14-19-219-018-1004	333	1,865	\$2,198
18-28893.003-R-1	14-19-219-018-1005	333	1,865	\$2,198
18-28893.004-R-1	14-19-219-018-1006	333	1,865	\$2,198

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 finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of four condominium units located in Lake View Township, Cook County. The subject is classified as a class 2-99 residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and assessment equity. In support of the overvaluation argument the appellant submitted evidence disclosing two units in the subject building recently sold for a total purchase price of \$890,500. The appellant deducted \$89,050 for personal property, resulting in an adjusted purchased price of \$801,450. This amount was divided by the total percentage of the recently sold units of 63.34%, resulting in a full market value for the subject of \$1,265,314. This amount was multiplied by the percentage of units under

appeal of 36.660% resulting in a market value of \$463,864. The appellant multiplied the market value by a suggested level of assessment of 8.23% resulting in a requested assessment of \$38,177. In support of the equity argument, the appellant submitted assessment information for two units in the subject building. The Board notes the appellant did not include the square footage or percentage of ownership for the suggested assessment equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$46,515. The subject's assessment reflects a market value of \$465,150, land included, when using the 2018 level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The board analyzed four sales in the subject building and did not deduct personal property. The recent sales totaled \$890,398. This amount was multiplied by the percentage sold of 63.34%, resulting market value for the subject of \$1,405,744. This amount was multiplied by the percentage of the subject units of 36.60%, resulting in a market value of \$515,346, or an assessment of \$51,535 using the Cook County Real Property Assessment Classification Ordinance level of assessment of 10%. Based on this analysis, 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 market value to be the analysis submitted by the board of review. More weight was given to this analysis since the board of review did not reduce the sale prices to account for personal property, as no evidence was submitted regarding personal property. In addition, the board of review's analysis used the Cook County Real Property Assessment Classification Ordinance level of assessment of 10%. The board of review's analysis resulted in a total assessment of \$51,535. The subject's current assessment is below this amount. As such, the Board finds the appellant did not meet the burden of proving by a preponderance of the evidence that the subject was overvalued and an assessment reduction is not justified.

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 appellant did not provide the percentage of ownership or square footage of the suggested assessment equity comparables. As such, the Board is unable to perform a meaningful analysis of the suggested assessment equity comparables. Accordingly, the Board finds the

appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: March 21, 2023



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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