



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

APPELLANT: Leavitt and Highland Condo. Assoc.
DOCKET NO.: 18-29319.001-R-1 through 18-29319.014-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Leavitt and Highland Condo. Assoc., the appellant(s), by attorney Mary Kate Gorman, Attorney at Law 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
18-29319.001-R-1	14-06-110-092-1001	7,238	4,247	\$11,485
18-29319.002-R-1	14-06-110-092-1002	7,238	4,247	\$11,485
18-29319.003-R-1	14-06-110-092-1003	7,238	4,247	\$11,485
18-29319.004-R-1	14-06-110-092-1004	7,238	4,246	\$11,484
18-29319.005-R-1	14-06-110-092-1005	7,238	4,246	\$11,484
18-29319.006-R-1	14-06-110-092-1006	7,238	4,246	\$11,484
18-29319.007-R-1	14-06-110-092-1007	7,238	4,246	\$11,484
18-29319.008-R-1	14-06-110-092-1008	7,238	4,246	\$11,484
18-29319.009-R-1	14-06-110-092-1009	7,238	4,246	\$11,484
18-29319.010-R-1	14-06-110-092-1010	7,238	4,246	\$11,484
18-29319.011-R-1	14-06-110-092-1011	7,238	4,246	\$11,484
18-29319.012-R-1	14-06-110-092-1012	7,238	4,246	\$11,484
18-29319.013-R-1	14-06-110-092-1013	7,238	4,246	\$11,484
18-29319.014-R-1	14-06-110-092-1014	7,137	4,187	\$11,324

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 residential condominium units located in a 66-year-old, 14-unit residential building. The property has a 25,311 square foot site and is located in Lake View Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of the overvaluation argument, the appellant submitted information on three comparable building sales, and five comparable unit sales. In support of the inequity argument, the appellant submitted information on three suggested equity comparables. Those comparables ranged in assessment value from \$4,242 to \$10,337 per unit.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,504 for units with PINs ending from -1001 to -1013, and \$18,246 for the unit with PIN ending in -1014. The subject's assessment reflects a market value of \$185,040 for units -1001 through -1013 and \$182,460 for the unit with PIN ending in -1014, when applying the 2018 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted a condominium analysis estimating the subject's market value based on sale of units with PINs ending in -1010 and -1011, which sold in 2011 and 2007 for a price of \$120,000 and \$365,000, respectively. Based on the percentage of ownership of the units that sold, the board of review found the full value of the entire building.

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 appellant's comparable unit sales #1, #2, #3, #4, and #5. These comparables sold for prices ranging from \$80,000 to \$124,000 per square foot of living area, including land. The subject's assessment reflects a market value between \$185,000 and \$182,460 per unit, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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 22, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Leavitt and Highland Condo. Assoc., by attorney:
Mary Kate Gorman
Attorney at Law
10644 South Western Avenue
Chicago, IL 60643

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602