



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

APPELLANT: 1916 N. Kedzie Condo Assn.
DOCKET NO.: 18-33412.001-R-1 through 18-33412.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1916 N. Kedzie Condo 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
18-33412.001-R-1	13-35-405-054-1001	1,670	31,135	\$32,805
18-33412.002-R-1	13-35-405-054-1002	1,413	26,345	\$27,758
18-33412.003-R-1	13-35-405-054-1003	1,670	31,135	\$32,805
18-33412.004-R-1	13-35-405-054-1004	1,670	31,135	\$32,805

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 within a 10-year-old, multi-story, masonry, four-unit condominium building. The property is located in Chicago, Jefferson Township, Cook County and is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's petition only checked the box to appeal the assessment based on assessment equity. In support of the equity argument, the appellant provided limited data on the four units under appeal.

Although the appellant did not check the box to appeal the assessment based on comparable sales, the appellant included sales information on three of the four units under appeal. These units sold from January 2015 to August 2016 for a combined price of \$985,500. The appellant then reduced this value by 10% for personal property to arrive at an adjusted value of \$886,550. This value was divided by the percentage of interest of these units of 74% to arrive at a value for the whole building of \$1,198,581. The appellant also submitted a 2017 assessment ratio grid and requests this ratio be applied to the reduced assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$126,173. The subject's assessment reflects a market value for all the appealed units of \$1,261,730 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted the sales of one unit located within the subject building that sold in 2016 for a total value of \$292,500. The board of review then applies the percentage of ownership of the unit sold of 22% to arrive at a value for the building of \$1,329,545. This sale was also included in the appellant's evidence.

Conclusion of Law

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 that the appellant failed to submit any evidence of assessments of any properties.

Although the appellant failed to check the box for a market value argument, the Board, for arguendo, will consider this argument. 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 best evidence of market value to be the sales of three of the units within the subject for a total price of \$985,500. However, the Board gives no weight to the adjustment as there is no evidence of this in the record to support this. Applying the percentage of ownership of the unit sold of 74% arrives at a value for the building of \$1,331,757 which is below the current assessment. In each sale is above the market value as reflected in these unit's individual assessments. Moreover, the Board give no weight to the appellant's ratio document as it is an incorrect year and unsupported. In applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%, the Board finds the

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appellant failed to show by a preponderance of the evidence that the subject property was overvalued, and a reduction 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: June 21, 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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