



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

APPELLANT: Irving Park Oriole Manner Condo Assn
DOCKET NO.: 18-33538.001-R-1 through 18-33538.009-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Irving Park Oriole Manner Condo Assn, the appellant(s), by attorney Ciarra 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
18-33538.001-R-1	12-24-102-043-1004	845	23,453	\$24,298
18-33538.002-R-1	12-24-102-043-1005	845	23,453	\$24,298
18-33538.003-R-1	12-24-102-043-1007	832	23,083	\$23,915
18-33538.004-R-1	12-24-102-043-1008	832	23,083	\$23,915
18-33538.005-R-1	12-24-102-043-1009	832	23,083	\$23,915
18-33538.006-R-1	12-24-102-043-1010	832	23,083	\$23,915
18-33538.007-R-1	12-24-102-043-1011	859	23,823	\$24,682
18-33538.008-R-1	12-24-102-043-1012	859	23,823	\$24,682
18-33538.009-R-1	12-24-102-043-1013	859	23,823	\$24,682

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 nine units within an 11-year-old, multi-story, masonry, 14-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 contends inequity as the basis of the appeal. In support of the equity argument, the appellant submitted five comparables. The comparables are described as one and one-half or two-story, frame or frame and masonry, multi-family dwellings. They range: in age from 73 to 95 years; in size from 1,408 to 1,500 square feet of building area; and in improvement assessment from \$11.00 to \$12.86 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of \$218,302 with an improvement assessment of \$166,254.

In support of the current assessment, the board of review submitted the sales of three units located within the subject building that sold from 2016 to 2018 for a total value of \$829,500. The board of review then applies the percentage of ownership of the unit sold of 22.48% to arrive at a value for the building of \$3,689,946

The board of review also submitted a supplemental brief with a Motion to Dismiss for lack of standing. The board of review argues that only a taxpayer or owner has standing to appeal an assessment. The Board denies this motion as the condominium units are not individually owned under the jurisdiction of an association, but a condominium association where the owners share ownership of the common areas.

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 the appellant failed to submit properties comparable to the subject. The appellant's comparables are multi-family buildings in which there is one owner, and the building is sold and assessed as a whole. In comparison, the subject units are individually owned and can be sold independently of the whole building. This characteristic is significantly different than the properties submitted by the appellant and, therefore, not comparable. Moreover, the appellant failed to provide detailed information on each unit. Based on this record 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 improvements 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: July 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

AGENCY

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