



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

APPELLANT: Plaisance Place Homeowners Assn  
DOCKET NO.: 18-33773.001-R-1 through 18-33773.008-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Plaisance Place Homeowners Assn, the appellant(s), by attorney Patrick C. Turner, of Maurides Foley Tabangay & Turner LLC 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
18-33773.001-R-1	20-14-310-031-0000	3,066	25,507	\$28,573
18-33773.002-R-1	20-14-310-032-0000	3,066	25,453	\$28,519
18-33773.003-R-1	20-14-310-033-0000	3,066	25,404	\$28,470
18-33773.004-R-1	20-14-310-034-0000	3,070	25,353	\$28,423
18-33773.005-R-1	20-14-310-035-0000	3,069	25,252	\$28,321
18-33773.006-R-1	20-14-310-036-0000	3,069	25,306	\$28,375
18-33773.007-R-1	20-14-310-037-0000	3,069	25,354	\$28,423
18-33773.008-R-1	20-14-310-038-0000	3,069	25,402	\$28,471

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 eight individual dwelling that can be characterized as two-story dwellings of frame construction with 1,756 square feet of living area. Features of the dwellings include a full basement, central air conditioning, a fireplace and a one-car garage. The property has a 2,788 square foot site and is located in Hyde Park Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on four suggested equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for each of the subject units range from \$28,321 to \$28,573. The subject property's improvement assessment also range from \$25,253 to \$25,507 or \$14.38 to \$14.53, respectively, per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four suggested equity comparables.

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 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 assessment equity to be appellant's comparables #1, #2, #3, and #4, and the board of review's comparables #1, #2, #3, and #4. These comparables had improvement assessments that ranged from \$10.64 to \$15.78 per square foot of living area. The subject's improvement assessment of \$14.38 to \$14.53 per square foot of living area fall within the range established by the best comparables in this record. 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 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.

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Chairman



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Member



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Member



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Member



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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: August 22, 2023



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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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