



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

APPELLANT: Robbins Pembroke, LLC
DOCKET NO.: 18-39088.001-C-1 through 18-39088.003-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Robbins Pembroke, LLC, the appellant(s), by attorney Chris D. Sarris, of Steven B. Pearlman & Associates 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
18-39088.001-C-1	03-20-108-010-0000	45,000	191,302	\$236,302
18-39088.002-C-1	03-20-108-011-0000	45,000	191,725	\$236,725
18-39088.003-C-1	03-20-108-012-0000	45,000	100,723	\$145,723

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 three property index numbers and is improved with a 26-year-old, one-story, multi-tenant office building of masonry construction with 18,154 total square feet of building area. The property has a 60,000 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The property is a class 5-92 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had market value of \$2,475,000 as of January 1, 2018. The appraisal was prepared by Robert S. Kang, KPS, Inc. an Illinois General Real Estate Appraiser, to estimate the retrospective market value of the subject as of January 1, 2018, for tax assessment analysis purposes. An inspection was made by KPS, Inc.

personnel of the interior and the exterior of the subject property on April 4, 2019. Based on this evidence the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$695,764. The subject's assessment reflects a market value of \$2,783,056 or \$153.30 per square foot of building area, including land, when applying the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%.

The board of review sought and received an extension of time to file its supporting evidence, however the record does not disclose evidence in support of the board of review's contention of the correct assessment.

In written rebuttal, the appellant argued that based on the evidence contained in the record, Appellant believes to have sufficiently established, by a preponderance of the evidence, that a reduction in the subject's total assessment is warranted.

The matter was set for a hearing before an Administrative Law Judge for the Board on May 31, 2023. Prior to hearing the parties entered into a written agreement to waive the hearing and have the matter decided on the submitted evidence.

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 meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best and only evidence of market value in the record to be the appraisal submitted by the appellant. The appraisal developed two of the three traditional approaches to value: the Sales Comparison Approach and the Income Capitalization Approach.

Utilizing the sales comparison and income capitalization approach the appraiser relied on upon six suggested comparables for each of the utilized approaches. The appraisal stated that the sale prices and rental income of the suggested comparable properties were adjusted to account for differences between them and the subject and the appraiser determined that the subject's market value was \$2,475,000. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$2,475,000 as of the assessment date at issue. 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:

April 16, 2024



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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