



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

APPELLANT: 1851 Whipple Condo Assn.
DOCKET NO.: 18-43015.001-R-1 through 18-43015.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1851 Whipple 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 |
|------------------|----------------------|-------------|----------------|--------------|
| 18-43015.001-R-1 | 13-36-311-044-1001 | 3,057 | 28,899 | \$31,956 |
| 18-43015.002-R-1 | 13-36-311-044-1002 | 3,223 | 30,472 | \$33,695 |
| 18-43015.003-R-1 | 13-36-311-044-1003 | 3,407 | 32,211 | \$35,618 |

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 a three-story, three-unit condominium building. The building is 101 years old, has 8,022 square feet of living space, and is located on a 3,800 square foot site, in West Chicago Township, Cook County. Features of the building include two units with two bedrooms each and one unit with three bedrooms. The subject is classified as a class 2-99 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 the sales prices of thirteen comparable properties. Six of the comparable properties are two-bedroom condominium units and seven of the comparable properties are three-bedroom condominium units. The two-bedroom condominiums sold between July 2017 and September 2018 for prices ranging between \$195,000 and \$225,000. The three-bedroom

condominiums sold between May 2017 and May 2018 for prices ranging between \$235,000 and \$320,000.

The appellant also contends assessment inequity. In support of this argument, the appellant submitted thirteen equity comparable properties. Six of the comparable properties are two-bedroom condominium units and seven of the comparable properties are three-bedroom condominium units.

The two-bedroom comparables ranged: in age from 11-110 years; in land square footage from 6,298-8,864; and in total improvement assessment between \$17,163 and \$17,932. Two of the two-bedroom comparables are in the same neighborhood code as the subject property. Living square is provided for two of the two-comparable properties and ranges between 750-1000 with a range of improvement assessment per square feet of \$14.25-\$23.65.

The three-bedroom comparables ranged: in age from 89-117 years; in land square footage from 2,981-8,100; in total improvement assessment between \$18,033 and \$29,335; in living square footage between 1,157 and 1,450; and in improvement assessment per square foot of \$13.36-\$23.49. All of the three-bedroom comparables are in the same neighborhood code as the subject property.

The board of review submitted its "Board of Review Notes on Appeal" revealing the improvement assessment of the subject property as \$91,582. In support of its contention of the correct assessment, the board of review submitted five comparable properties. Three of the comparable properties had three-bedrooms and two of the comparable properties had two-bedrooms. The two-bedroom comparable properties were sold between March and September of 2018 for prices ranging between \$379,000 and \$420,000. Living square footage is provided for one of the two-bedroom properties at 1,837. The three-bedroom comparables sold between May and June of 2018 for prices ranging between \$375,000 and \$417,000. The three-bedroom comparable properties ranged in living square footage between 1,400 and 2,450.

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 not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value for the two-bedroom units to be *appellant's comparables #5 and #6* and *board of review comparable #2*. These comparables sold for between \$220,000 and \$420,000. The subject's two-bedroom units' market value assessment of \$319,560 and \$336,950 fall within this range. The Board finds the best evidence of market value for the three-bedroom units to be *appellant's comparables #12 and #13* and *board of review comparables #2 and #3*. These comparables sold for between \$320,000 and \$420,000. The subject's three-bedroom units' market value assessment of \$356,180 falls within this range. Since the subject's market value is within range of the best comparables in this record, the

subject property is considered equitably assessed. Accordingly, the appellant did not prove by a preponderance of the evidence that the subject property was over valued and a reduction in the subject's assessment to the appellant's request 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:

December 20, 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

1851 Whipple Condo Assn., by attorney:
Noah J. Schmidt
Schmidt Salzman & Moran, Ltd.
111 West Washington Street
Suite 1300
Chicago, IL 60602

COUNTY

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