



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

APPELLANT: The 416 North Ada Condo Assn.
DOCKET NO.: 18-43037.001-R-1 through 18-43037.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The 416 North Ada 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 |
|------------------|----------------------|-------------|----------------|--------------|
| 18-43037.001-R-1 | 17-08-138-029-1002 | 2,779 | 33,655 | \$36,434 |
| 18-43037.002-R-1 | 17-08-138-029-1003 | 3,057 | 37,020 | \$40,077 |
| 18-43037.003-R-1 | 17-08-138-029-1004 | 3,057 | 37,020 | \$40,077 |
| 18-43037.004-R-1 | 17-08-138-029-1005 | 3,057 | 37,020 | \$40,077 |

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 residential condominium units with a combined 86.00% ownership interest in the common elements. The subject units have a total improvement size of 4,750 square feet of living area; however, the individual improvement size for each of the four subject units was not disclosed. The property has a 4,088 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts assessment inequity as a basis of the appeal. In support of this argument, the appellant submitted five suggested equity comparables. The comparable properties range in age between 128 and 140-years old. All of the comparable properties are two-unit buildings.

Based on this evidence, the appellant request that the subject's assessment be reduced to \$121,620.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$156,664. The subject property has an aggregate improvement assessment of \$144,714, or \$30.47 per square foot of living area. The remainder of the subject's building consists of one residential condominium unit with a 14.00% ownership interest in the common elements, and a total assessment of \$25,503. In support of its contention of the correct assessment, the board of review submitted four sales comparables. None of these comparable sales were located in the subject's building. The board of review also submitted a condominium analysis showing that the subject unit with the PIN ending in -1002, of 20.00% of ownership in the common elements, was purchased for \$421,673. The sale date was not disclosed. This sale price was then divided by the sold unit's percentage of ownership interest in the common elements to arrive at a total market value for the building of \$2,108,365.

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.

“Real property taxes . . . which are authorized by law to be assessed against and levied upon real property shall be assessed against and levied upon each unit and the owner's corresponding percentage of ownership in the common elements as a tract, and not upon the property as a whole.” 765 ILCS 605/10(a).

The Board finds that the subject is equitably assessed. In accordance with the Condominium Property Act, *id.*, each unit in the subject building is assessed according to its corresponding percentage of ownership in the common elements. The entire building (including the one unit that is not under appeal) has a total assessment of \$182,167. The subject unit with the PIN ending in -1002 has a percentage of ownership in the common elements of 20.00%, which corresponds to a total assessment of \$36,434. This assessment matches this unit's current assessment. The subject units with the PINs ending in -1003, -1004, and -1005 each have a percentage of ownership in the common elements of 22.00%, which corresponds to a total assessment of \$40,077 per unit. This assessment matches each of these three units' current assessments. The Board accorded no weight to the appellant's equity comparables, as they were all located outside the subject's building, and their percentage of ownership in the common elements was not disclosed. Furthermore, the Board accorded no weight to the appellant's analysis utilizing these comparables, as the appellant did not factor the comparables' percentage of ownership in the common elements in the analysis, which is required under the Condominium Property Act. *Id.* The Board also accorded no weight to the board of review's sale comparable, as it was not responsive to the appellant's equity argument. Therefore, the Board finds that the

appellant has not proven, with clear and convincing evidence, that the subject is inequitably assessed, and that a reduction in the subject's assessment is not warranted.

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

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