



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

APPELLANT: 1310 N. Western Condominiums
DOCKET NO.: 18-43351.001-R-1 through 18-43351.005-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1310 N. Western Condominiums, the appellant(s), by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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
18-43351.001-R-1	16-01-221-057-1001	2,407	43,280	\$45,687
18-43351.002-R-1	16-01-221-057-1002	2,356	42,362	\$44,718
18-43351.003-R-1	16-01-221-057-1003	2,561	46,055	\$48,616
18-43351.004-R-1	16-01-221-057-1004	2,459	44,220	\$46,679
18-43351.005-R-1	16-01-221-057-1005	2,972	53,440	\$56,412

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 five condominium units within a three-year-old, multi-story, masonry, five-unit condominium building. The property is located in Chicago, West Township, Cook County and 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 appeal. In support of this argument, the appellant included sales information on the five subject units. These units sold in 2017 for prices ranging from \$460,000 to \$579,000. The appellant's brief asserted that a deduction for personal

property should be applied, and the median level of assessment be applied to arrive at the assessed value. The appellant also submitted four comparables of sales of single units in condominium buildings within the subject's neighborhood.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment for each unit ranging from \$43,745 to \$55,184 for a total assessment of \$242,112. The subject's assessment reflects a market value for all the appealed units of \$2,421,120 or a per unit value ranging from \$437,450 to \$551,840 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted the sales of the five units within the subject building. The subject units sold in 2017 for prices ranging from \$460,000 to \$579,000 for a total value of \$2,496,000.

In rebuttal, the appellant submitted a letter asserting: the median level of assessment as determined by the Illinois Department of Revenue should be applied; the sales submitted by the board of review were not examined for adjustments; the board of review did not submit sufficient evidence to support the assessment; and that the appellant has met the burden of proof.

Conclusion of Law

The taxpayer contends overvaluation as the basis of the appeal. 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 best evidence of market value to be the sales of the five subject units submitted by both parties. These units sold for a total of \$2,496,000 and at individual prices ranging from \$460,000 to \$579,000. The Board gives no weight to the deduction for personal property as there is no evidence to support this. The Board finds that the assessment for each individual unit reflects a market value that is below the purchase prices and no reduction is 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:

October 18, 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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APPELLANT

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