



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

APPELLANT: 2209 W Warren Condominiums
DOCKET NO.: 18-45267.001-R-1 through 18-45267.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 2209 W Warren 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
18-45267.001-R-1	17-07-329-047-1001	4,385	23,695	\$28,080
18-45267.002-R-1	17-07-329-047-1002	3,028	16,361	\$19,389
18-45267.003-R-1	17-07-329-047-1003	3,028	16,361	\$19,389

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 condominium units located within a nine-year-old, multi-story, masonry, three-unit, condominium building. The subject 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 five individual units within condominium buildings located within one mile of the subject. These properties sold in 2017 and 2018 for prices ranging from \$152,500 to \$209,900. The appellant's evidence does not include the comparables' exact

square footage or percentage of ownership. The appellant asserts that the 2017 median level of assessment should apply.

The board of review submitted a “condominium analysis results for 2017.” The subject’s 2018 assessment is \$66,858. The subject's assessment reflects a market value of \$668,580 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 information on the sale of one unit within the subject’s building which is under appeal and sold in 2009 for a price of \$153,500. The board then divided this by the percentage of ownership of the unit sold of 29% to arrive at a value for the building of \$476,379.

In rebuttal, the appellant submitted a letter asserting: the 2018 median level of assessment should apply; the board of review did not provide comparable sales; and the appellant’s comparables show the subject is overvalued.

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 submitted by the appellant. Although the percentage of ownership and size of these units are unknown, the sales comparable submitted by the board of review is far too aged to reflect the subject’s market as of the lien date. The appellant’s comparables sold in 2017 and 2018 for prices ranging from \$159,900 to \$209,900. In comparison, the subject units ending in parcel numbers -1002 and -1003 have assessments that reflect a market value of \$193,890 which is within the range of the best comparables and no reduction for these units is warranted. The subject unit ending in parcel number -1001 has an assessment which reflects a market value of \$280,800 which is above the range of the best comparables in the record. However, this unit has a percentage of ownership that is 13% higher than the other units and its market value should reflect this higher percentage. The appellant failed to provide the percentage of ownership of the comparables or any characteristics of these units and their buildings that would allow the Board to make adjustments to the sales in determining this subject unit’s market value. Therefore, the only information known and adjustments that can be made are to the units within the subject’s building that are also under appeal. In making adjustments to these units the Board finds, that based on percentage of ownership, the unit ending in parcel number -1003 is not over valued or inequitably assessed. In addition, the Board gives no weight to the appellant’s median level of assessment argument as the appellant did not submit evidence to support this argument. The Board finds the appellant failed to show by a preponderance of the evidence that the subject property was overvalued, and a reduction 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:

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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