



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

APPELLANT: 4755-57 N. Malden Condominium Association
DOCKET NO.: 19-24471.001-R-1 through 19-24471.006-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 4755-57 N. Malden Condominium Association, 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
19-24471.001-R-1	14-17-104-035-1002	4,771	22,742	\$27,513
19-24471.002-R-1	14-17-104-035-1003	5,060	24,118	\$29,178
19-24471.003-R-1	14-17-104-035-1005	4,338	20,677	\$25,015
19-24471.004-R-1	14-17-104-035-1006	5,060	24,118	\$29,178
19-24471.005-R-1	14-17-104-035-1007	5,204	24,806	\$30,010
19-24471.006-R-1	14-17-104-035-1008	5,348	25,494	\$30,842

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 2019 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 six residential units in an eight-unit condominium building. The six units comprise 80.46% of the condominium as a whole. The dwelling is 115 years old. The property has an 8,047 square foot site located in Lake View Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing four units in the subject building recently sold for a total purchase

price of \$1,262,000. The appellant reduced the total purchase price to account for personal property. The adjusted total sale price of \$1,198,900 was divided by the total percentage of the recently sold units of 53.90% to arrive at a total market value of \$2,224,304. This amount was multiplied by the percentage of the interest under appeal of 80.40% to arrive at a market value for the units at hand of \$1,789,675. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase prices.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,736. The subject's assessment reflects a market value of \$1,717,360 when using the 2019 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 a condominium sales analysis based on three recent sales in the subject building. The sales totaled \$927,000. This amount was divided by the total percentage of units sold of 40.23% to arrive at a market value of \$2,304,250 for 100% of the building.

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 to be the recent sales of three units in the subject condominium building: 1003; 1005; and 1008. These sales totaled \$943,000 and had a combined percentage of ownership of 39.84%. The total sale price was divided by the total percentage of units sold resulting in a market value for the subject condominium as a whole of \$2,366,968. The Board did not deduct personal property as no evidence of personal property was submitted. The total market value was multiplied by the total percentage of units under appeal of 80.46%, resulting in a market value for the units at hand of \$1,904,462. This market value results in an assessment of \$190,446 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The subject's current assessment is below this amount. Based on this record the Board finds a reduction in the subject's assessment 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:

March 26, 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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APPELLANT

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