



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

APPELLANT: River Oaks Condominium Association
 DOCKET NO.: 19-31405.001-R-2 through 19-31405.055-R-2
 PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are River Oaks Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Des Plaines S.D. #62, and Maine Twp. H.S.D. #207, intervenors, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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
19-31405.001-R-2	09-21-100-026-1001	448	10,928	\$11,376
19-31405.002-R-2	09-21-100-026-1002	441	10,757	\$11,198
19-31405.003-R-2	09-21-100-026-1003	427	10,416	\$10,843
19-31405.004-R-2	09-21-100-026-1004	420	10,245	\$10,665
19-31405.005-R-2	09-21-100-026-1005	455	11,099	\$11,554
19-31405.006-R-2	09-21-100-026-1006	448	10,928	\$11,376
19-31405.007-R-2	09-21-100-026-1007	438	10,689	\$11,127
19-31405.008-R-2	09-21-100-026-1008	427	10,416	\$10,843
19-31405.009-R-2	09-21-100-026-1009	396	9,664	\$10,060
19-31405.010-R-2	09-21-100-026-1011	396	9,664	\$10,060
19-31405.011-R-2	09-21-100-026-1012	389	9,494	\$9,883
19-31405.012-R-2	09-21-100-026-1013	438	10,689	\$11,127
19-31405.013-R-2	09-21-100-026-1014	427	10,416	\$10,843
19-31405.014-R-2	09-21-100-026-1015	455	11,099	\$11,554
19-31405.015-R-2	09-21-100-026-1016	448	10,928	\$11,376
19-31405.016-R-2	09-21-100-026-1017	462	11,269	\$11,731
19-31405.017-R-2	09-21-100-026-1018	455	11,099	\$11,554
19-31405.018-R-2	09-21-100-026-1019	445	10,860	\$11,305
19-31405.019-R-2	09-21-100-026-1020	438	10,689	\$11,127
19-31405.020-R-2	09-21-100-026-1021	403	9,835	\$10,238
19-31405.021-R-2	09-21-100-026-1022	396	9,664	\$10,060
19-31405.022-R-2	09-21-100-026-1023	403	9,835	\$10,238
19-31405.023-R-2	09-21-100-026-1024	396	9,664	\$10,060
19-31405.024-R-2	09-21-100-026-1025	445	10,860	\$11,305

19-31405.025-R-2	09-21-100-026-1026	438	10,689	\$11,127
19-31405.026-R-2	09-21-100-026-1027	462	11,269	\$11,731
19-31405.027-R-2	09-21-100-026-1028	455	11,099	\$11,554
19-31405.028-R-2	09-21-100-026-1029	469	11,440	\$11,909
19-31405.029-R-2	09-21-100-026-1030	462	11,269	\$11,731
19-31405.030-R-2	09-21-100-026-1031	452	11,030	\$11,482
19-31405.031-R-2	09-21-100-026-1032	445	10,860	\$11,305
19-31405.032-R-2	09-21-100-026-1033	410	10,006	\$10,416
19-31405.033-R-2	09-21-100-026-1034	403	9,835	\$10,238
19-31405.034-R-2	09-21-100-026-1035	410	10,006	\$10,416
19-31405.035-R-2	09-21-100-026-1036	403	9,835	\$10,238
19-31405.036-R-2	09-21-100-026-1037	452	11,030	\$11,482
19-31405.037-R-2	09-21-100-026-1038	445	10,860	\$11,305
19-31405.038-R-2	09-21-100-026-1039	469	11,440	\$11,909
19-31405.039-R-2	09-21-100-026-1040	462	11,269	\$11,731
19-31405.040-R-2	09-21-100-026-1041	476	11,661	\$12,137
19-31405.041-R-2	09-21-100-026-1042	469	11,440	\$11,909
19-31405.042-R-2	09-21-100-026-1043	459	11,201	\$11,660
19-31405.043-R-2	09-21-100-026-1044	452	11,030	\$11,482
19-31405.044-R-2	09-21-100-026-1045	417	10,177	\$10,594
19-31405.045-R-2	09-21-100-026-1046	410	10,006	\$10,416
19-31405.046-R-2	09-21-100-026-1047	417	12,304	\$12,721
19-31405.047-R-2	09-21-100-026-1048	410	12,098	\$12,508
19-31405.048-R-2	09-21-100-026-1049	459	11,201	\$11,660
19-31405.049-R-2	09-21-100-026-1050	452	11,030	\$11,482
19-31405.050-R-2	09-21-100-026-1051	476	11,611	\$12,087
19-31405.051-R-2	09-21-100-026-1052	469	11,440	\$11,909
19-31405.052-R-2	09-21-100-026-1053	525	12,806	\$13,331
19-31405.053-R-2	09-21-100-026-1054	518	12,635	\$13,153
19-31405.054-R-2	09-21-100-026-1055	525	12,806	\$13,331
19-31405.055-R-2	09-21-100-026-1056	518	12,635	\$13,153

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 is a 56-unit residential condominium building. The building was constructed in 1977 and is located on a 38,126 square foot site. The property is located in Des

Plaines, Maine Township, Cook County. 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 information on comparable sales utilizing a condominium analysis consisting of 13 sales of condominiums from the subject property between 2016 and 2019. The appellant submitted 13 MLS sheets showing the sales of the individual sales. Additionally, the appellant submitted documentation from the Illinois Department of Revenue that showed that Class 2 properties in Cook County experienced a three-year adjusted median level of assessment of 9.46%. Based on this, the appellant requested a reduction of total assessment to \$619,729.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$743,741. The subject's assessment reflects a market value of \$7,437,410 when applying the 10% level of assessment for class 2 property 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 comparable sales utilizing a condominium analysis consisting of 6 sales of condominiums from the subject property between 2017 and 2018.

Maine Township High School District No. 207 and Des Plaines School District No. 62 were granted intervention on this docket via a letter dated September 10, 2020. In a letter dated March 8, 2021, these intervenors adopted and affirmed the valuation evidence submitted by the Cook County Board of Review.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appellant's comparable sales condominium analysis. The condominium analysis between the appellant and the board of review were generally the same, with the appellant supplying a larger number of sales from a slightly larger timeframe. The board of review included in their analysis 6 sales from 2017 through 2018, while the appellant included 13 sales in their analysis from 2016 through 2019. The Board finds that the best evidence of market value in this record is the evidence submitted by the appellant and that the appellant proved the market value by a preponderance of the evidence. Additionally, the Board finds that the appellant provided sufficient evidence to prove that the three-year adjusted mean level of assessment was 9.46% as determined by the Illinois Department of Revenue. Based on this evidence the Board finds a reduction in the subject's assessment is 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:

May 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

River Oaks Condominium Association, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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

INTERVENOR

Des Plaines S.D. #62, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606

Maine Twp. H.S.D. #207, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606