



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

APPELLANT: CHIC Properties LLC
DOCKET NO.: 19-36678.001-R-1 through 19-36678.007-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are CHIC Properties LLC, the appellant(s), by attorney Ellen G. Berkshire, of Verros Berkshire, PC 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
19-36678.001-R-1	20-10-311-039-1001	1,329	3,160	\$ 4,489
19-36678.002-R-1	20-10-311-039-1002	1,329	3,160	\$ 4,489
19-36678.003-R-1	20-10-311-039-1003	1,728	4,108	\$ 5,836
19-36678.004-R-1	20-10-311-039-1005	1,761	4,187	\$ 5,948
19-36678.005-R-1	20-10-311-039-1006	1,761	4,187	\$ 5,948
19-36678.006-R-1	20-10-311-039-1007	1,828	4,345	\$ 6,173
19-36678.007-R-1	20-10-311-039-1008	1,828	4,345	\$ 6,173

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2019. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

Findings of Fact

The subject consists of seven condominium units with an 87.00% total ownership interest in the common elements. The subject units with the PINs ending in -1001 and -1002 each have two bedrooms and one bathroom. The remaining five subject units each have three bedrooms and three bathrooms. The property is located in Hyde Park Township, Cook County. The subject units are all classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. The subject units are owned by a business entity, and, therefore, they are not owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted evidence that all of the subject units sold between December 2013 and February 2014 for an aggregate price of \$405,000.

The appellant also submitted information on four sale comparables located outside the subject's building. These sale comparables sold between June 2017 and August 2018 for \$33,000 to \$65,000. The appellant asserts that the "unit PSF" of these comparables ranges from \$3.21 to \$5.48 per square foot. The appellant did not disclose the unit of measure that was used in calculating the "unit PSF." Sale Comparable #1 has two bedrooms and one bathroom; sale comparable #3 had one bedroom and one bathroom; and sale comparables #4 had three bedrooms and one and one-half bathrooms. The appellant did not disclose the number of bathrooms or bedrooms for sale comparable #2. The appellant also did not disclose the improvement size or percentage of ownership in the common elements for these four sale comparables. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$28,501.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$39,056. The subject property has an improvement assessment of \$27,492. The subject's assessment reflects a market value of \$390,560 when applying the 2019 statutory level of assessment for class 2 property of 10.00% 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 analysis showing that two of the subject units, or 26.75% of ownership in the common elements, sold in February 2014 for an aggregate price of \$120,000. The aggregate sale price was then divided by the percentage of ownership interest in the common elements of the units sold to arrive at a total market value for the building of \$448,598.

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 proven 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.

"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).

Both parties' evidence showed that the subject units with the PINs ending in -1003 and -1008 sold in February 2014 for an aggregate price of \$120,000. The appellant's evidence additionally shows that the remaining subject units sold in December 2013 for an aggregate price of \$285,000. The Board finds that these sales of the subject units are all too remote in time to

accurately depict the market value for the subject units as of January 1, 2019. Therefore, these sales were given no weight in the Board's analysis.

The Board further finds that it is unable to determine whether the sale comparables submitted by the appellant, which were all located outside the subject's building, are similar to the subject. The appellant did not disclose their improvement size or percentage of ownership in the common elements. The appellant apparently utilized a unit of measure to determine the "unit PSF" for each of these units, but that unit of measure was not disclosed. As such, with such cursory submitted by the appellant, the Board is unable to determine whether these sale comparables are similar to the subject units.

Furthermore, the appellant did not disclose the number of bedrooms and bathrooms for comparable #2. Additionally, these comparables all had a bedroom and bathroom count that was different than the subject units. Thus, even looking to the limited descriptive information submitted by the appellant regarding the sale comparables, the Board finds that the sale comparables are not similar to the subject. Therefore, the Board finds that the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, 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: September 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

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

APPELLANT

CHIC Properties LLC, by attorney:
Ellen G. Berkshire
Verros Berkshire, PC
225 West Randolph
Suite 2950
Chicago, IL 60606

COUNTY

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