



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

APPELLANT: Gunnison Talman Condominiums  
DOCKET NO.: 19-49606.001-R-1 through 19-49606.012-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Gunnison Talman 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
19-49606.001-R-1	13-12-423-017-1001	1,040	16,939	\$17,979
19-49606.002-R-1	13-12-423-017-1002	1,382	22,496	\$23,878
19-49606.003-R-1	13-12-423-017-1003	959	15,616	\$16,575
19-49606.004-R-1	13-12-423-017-1004	1,089	17,729	\$18,818
19-49606.005-R-1	13-12-423-017-1005	1,366	22,239	\$23,605
19-49606.006-R-1	13-12-423-017-1007	1,377	22,411	\$23,788
19-49606.007-R-1	13-12-423-017-1008	972	15,816	\$16,788
19-49606.008-R-1	13-12-423-017-1009	1,100	17,900	\$19,000
19-49606.009-R-1	13-12-423-017-1010	1,373	22,354	\$23,727
19-49606.010-R-1	13-12-423-017-1013	975	15,873	\$16,848
19-49606.011-R-1	13-12-423-017-1014	1,094	17,814	\$18,908
19-49606.012-R-1	13-12-423-017-1015	1,366	22,239	\$23,605

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 a 15-unit residential condominium building with a 100.00% total ownership interest in the common elements. The building is 95 years old and is located on a

7,311 square foot site. The property is located in Chicago, Jefferson 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 four comparable sales. The sales comparables ranged in price from \$140,000 to \$155,000 and all sold between August 2017 and May 2019. Each of the comparable sales are located less than a half a mile away from the subject property, but in a different building than the subject property. Based on this, the appellant requested a reduction of total assessment to \$148,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,509. The subject's assessment reflects a market value of \$2,435,090 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 4 sales of condominiums from the subject's condominium complex. The sales comparables ranged in price from \$190,000 to \$259,900 and all sold between April 2018 and December 2018. Taking the total consideration of the 4 sales (minus 1% adjustment factor) divided by the total percentage of interest of the units sold (20.8300%), a full market value of the subject building is estimated at \$3,135,943 or \$313,594 in assessed value when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

### **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.

“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).

The appellant submitted information about four suggested sales comparables. Each of these suggested comparables are condominium units located in the same neighborhood code as the subject property, but not within the same building complex. Appellant failed to provide information that would be important in determining the degree of similarity between the subject property and these suggested comparables, most notably the percentage of ownership interest in the common elements and available amenities in the common areas. It is impossible to determine whether there are material differences between the subject unit and the comparables such that the sales prices of the comparables would accurately reflect the subject's market value.

As for the assessment level argument from paragraph seven of the appellant's brief, the Board accords no weight to the appellant's argument to utilize the 2018 Assessment Ratio study conducted by the Illinois Department of Revenue of 8.67%. Insofar as the appellant relies upon 86 Ill.Admin.Code §1910.50(c)(2)(A), the Board finds that this rule requires annual sales ratio studies from the previous three years, and that the appellant's sales ratio evidence is only for tax year 2017. Therefore the 10% level of assessment is proper.

The Board finds the best evidence of market value to be the board of review comparable sales used in their condominium analysis. The board of review's condominium analysis reflects comparables sales that were within the subject property building. The subject's assessment reflects a market value of \$243,509 per square foot of living area, including land, which is below the market value established by the best evidence in this record, that being the board of review's condominium analysis. Based on this evidence 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.



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Chairman



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Member



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Member



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Member

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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



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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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