



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

APPELLANT: Old Orchard Condominiums Building 3
DOCKET NO.: 19-50641.001-R-1 through 19-50641.024-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Old Orchard Condominiums Building 3, 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
19-50641.001-R-1	10-10-102-025-1001	421	9,078	\$ 9,499
19-50641.002-R-1	10-10-102-025-1002	421	9,078	\$ 9,499
19-50641.003-R-1	10-10-102-025-1003	426	9,193	\$ 9,619
19-50641.004-R-1	10-10-102-025-1004	426	9,193	\$ 9,619
19-50641.005-R-1	10-10-102-025-1005	426	9,193	\$ 9,619
19-50641.006-R-1	10-10-102-025-1006	426	9,193	\$ 9,619
19-50641.007-R-1	10-10-102-025-1007	432	9,308	\$ 9,740
19-50641.008-R-1	10-10-102-025-1008	432	9,308	\$ 9,740
19-50641.009-R-1	10-10-102-025-1009	421	9,078	\$ 9,499
19-50641.010-R-1	10-10-102-025-1010	421	9,078	\$ 9,499
19-50641.011-R-1	10-10-102-025-1011	426	9,193	\$ 9,619
19-50641.012-R-1	10-10-102-025-1012	426	9,193	\$ 9,619
19-50641.013-R-1	10-10-102-025-1013	421	9,078	\$ 9,499
19-50641.014-R-1	10-10-102-025-1014	421	9,078	\$ 9,499
19-50641.015-R-1	10-10-102-025-1015	426	9,193	\$ 9,619
19-50641.016-R-1	10-10-102-025-1016	433	9,338	\$ 9,771
19-50641.017-R-1	10-10-102-025-1017	426	9,193	\$ 9,619
19-50641.018-R-1	10-10-102-025-1018	432	9,308	\$ 9,740
19-50641.019-R-1	10-10-102-025-1019	432	9,308	\$ 9,740
19-50641.020-R-1	10-10-102-025-1020	440	9,481	\$ 9,921
19-50641.021-R-1	10-10-102-025-1021	421	9,078	\$ 9,499
19-50641.022-R-1	10-10-102-025-1022	421	9,078	\$ 9,499
19-50641.023-R-1	10-10-102-025-1023	426	9,193	\$ 9,619
19-50641.024-R-1	10-10-102-025-1024	429	9,251	\$ 9,680

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 24 condominium units with a 100.00% total ownership interest in the common elements. The property is located in Niles 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 appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four sale comparables. These sale comparables sold between November 2016 and September 2019 for \$77,000 to \$95,000. These sale comparables were not located in the subject’s building. In Section II of the appeal form, the appellant stated that the subject units are owner-occupied. Based on this evidence, the appellant requested a reduction in the subject’s assessment to \$208,200.

The board of review submitted its “Board of Review Notes on Appeal” disclosing that the total assessment for the subject is \$230,895. The subject’s assessment reflects a market value of \$2,308,950 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 four units in the subject’s building, or 16.6123% of ownership in the common elements, sold between May 2016 and May 2018 for an aggregate price of \$403,000. This analysis included four of the subject units. 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 \$2,425,913.

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).

The sale comparables submitted by the appellant did not disclose the percentage of ownership interest in the common elements for those units. As such, the Board is unable to analyze the comparables in conformance with section 10(a) of the Condominium Property Act. Id. The appellant's use of improvement size as an appropriate unit of measure is not compatible with plain language of section 10(a), which dictates that "the owner's corresponding percentage of ownership in the common elements" is the appropriate unit of measure. Id. For these reasons, 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:

April 16, 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

Old Orchard Condominiums Building 3, by attorney:
Dimitrios Trivizas
Dimitrios P. Trivizas, Ltd.
4957 Oakton Street
No. 217
Skokie, IL 60077

COUNTY

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