



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

APPELLANT: Dickens Place Condominium Assoc
DOCKET NO.: 19-51379.001-R-2 through 19-51379.059-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Dickens Place Condominium Assoc, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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
19-51379.001-R-2	14-32-127-040-1001	15,230	41,110	\$56,340
19-51379.002-R-2	14-32-127-040-1002	14,723	39,742	\$54,465
19-51379.003-R-2	14-32-127-040-1003	10,975	29,624	\$40,599
19-51379.004-R-2	14-32-127-040-1004	15,534	41,930	\$57,464
19-51379.005-R-2	14-32-127-040-1005	14,993	40,472	\$55,465
19-51379.006-R-2	14-32-127-040-1006	14,757	39,834	\$54,591
19-51379.007-R-2	14-32-127-040-1007	11,042	29,807	\$40,849
19-51379.008-R-2	14-32-127-040-1008	15,601	42,112	\$57,713
19-51379.009-R-2	14-32-127-040-1009	11,448	30,901	\$42,349
19-51379.010-R-2	14-32-127-040-1010	10,232	27,619	\$37,851
19-51379.011-R-2	14-32-127-040-1011	10,570	28,531	\$39,101
19-51379.012-R-2	14-32-127-040-1012	9,793	26,434	\$36,227
19-51379.013-R-2	14-32-127-040-1013	15,061	40,654	\$55,715
19-51379.014-R-2	14-32-127-040-1014	14,825	40,016	\$54,841
19-51379.015-R-2	14-32-127-040-1015	11,110	29,989	\$41,099
19-51379.016-R-2	14-32-127-040-1016	15,635	42,204	\$57,839
19-51379.017-R-2	14-32-127-040-1017	10,637	28,713	\$39,350
19-51379.018-R-2	14-32-127-040-1018	9,860	26,616	\$36,476
19-51379.019-R-2	14-32-127-040-1019	15,162	40,927	\$56,089
19-51379.020-R-2	14-32-127-040-1020	14,960	40,380	\$55,340
19-51379.021-R-2	14-32-127-040-1021	11,211	30,262	\$41,473
19-51379.022-R-2	14-32-127-040-1022	15,770	42,568	\$58,338
19-51379.023-R-2	14-32-127-040-1023	11,042	29,807	\$40,849
19-51379.024-R-2	14-32-127-040-1024	10,738	28,986	\$39,724
19-51379.025-R-2	14-32-127-040-1025	9,995	26,981	\$36,976

19-51379.026-R-2	14-32-127-040-1051	303	820	\$1,123
19-51379.027-R-2	14-32-127-040-1052	303	820	\$1,123
19-51379.028-R-2	14-32-127-040-1053	303	820	\$1,123
19-51379.029-R-2	14-32-127-040-1054	303	820	\$1,123
19-51379.030-R-2	14-32-127-040-1055	303	820	\$1,123
19-51379.031-R-2	14-32-127-040-1056	303	820	\$1,123
19-51379.032-R-2	14-32-127-040-1057	303	820	\$1,123
19-51379.033-R-2	14-32-127-040-1058	303	820	\$1,123
19-51379.034-R-2	14-32-127-040-1059	550	1,485	\$2,035
19-51379.035-R-2	14-32-127-040-1060	550	1,485	\$2,035
19-51379.036-R-2	14-32-127-040-1061	550	1,485	\$2,035
19-51379.037-R-2	14-32-127-040-1062	550	1,485	\$2,035
19-51379.038-R-2	14-32-127-040-1063	550	1,485	\$2,035
19-51379.039-R-2	14-32-127-040-1064	550	1,485	\$2,035
19-51379.040-R-2	14-32-127-040-1065	550	1,485	\$2,035
19-51379.041-R-2	14-32-127-040-1066	550	1,485	\$2,035
19-51379.042-R-2	14-32-127-040-1067	550	1,485	\$2,035
19-51379.043-R-2	14-32-127-040-1068	550	1,485	\$2,035
19-51379.044-R-2	14-32-127-040-1069	550	1,485	\$2,035
19-51379.045-R-2	14-32-127-040-1070	550	1,485	\$2,035
19-51379.046-R-2	14-32-127-040-1071	550	1,485	\$2,035
19-51379.047-R-2	14-32-127-040-1072	550	1,485	\$2,035
19-51379.048-R-2	14-32-127-040-1073	550	1,485	\$2,035
19-51379.049-R-2	14-32-127-040-1074	550	1,485	\$2,035
19-51379.050-R-2	14-32-127-040-1075	550	1,485	\$2,035
19-51379.051-R-2	14-32-127-040-1076	550	1,485	\$2,035
19-51379.052-R-2	14-32-127-040-1077	550	1,485	\$2,035
19-51379.053-R-2	14-32-127-040-1078	550	1,485	\$2,035
19-51379.054-R-2	14-32-127-040-1079	550	1,485	\$2,035
19-51379.055-R-2	14-32-127-040-1080	550	1,485	\$2,035
19-51379.056-R-2	14-32-127-040-1081	550	1,485	\$2,035
19-51379.057-R-2	14-32-127-040-1082	550	1,485	\$2,035
19-51379.058-R-2	14-32-127-040-1083	550	1,485	\$2,035
19-51379.059-R-2	14-32-127-040-1084	590	1,595	\$2,185

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 condominium building constructed in the year 1901 containing 25 residential condominium units, 8 parking spaces, and 26 garages. The property has a 30,700 square foot site and is located in Chicago, North Chicago 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, appellant submitted evidence disclosing one unit within the subject condominium building was purchased on July 9, 2020, for a price of \$590,000. Appellant analyzed information from its one sale comparable and calculated a market value for the building of \$12,526,087. After applying a 9.28% assessment level, appellant calculated the market value for the subject building at \$1,190,261. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$1,190,261.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$1,249,167, which reflects a total market value of \$12,491,670 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. In its Condominium Analysis Results for 2020, the board of review listed assessment values for each PIN located in the building. In support of its contention of the correct assessment, the board of review submitted its Assessment Analysis based on sales information on thirteen condominium units located within the subject building. Based on a total percentage of interest of units sold of 22.5380%, the board of review calculated a full market value for the condominium building of \$14,077,877.

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*.

As to the level of assessment, the Board finds the submission of only the Illinois Department of Revenue's multiplier announcement and listed median level of assessment is insufficient to establish the use of this median level of assessment. Appellant failed to provide the study that was used to support this assessment level.

The Board finds the best evidence of market value to be the total of the board of review's thirteen comparable sales. These units sold from 2016 to 2019 for a total sale price of \$3,172,872. The percentage ownership of these units sold of 22.5380% was divided by the total sale price to arrive at a value for the building of \$14,077,877. Based on the total value of the building, the subject property's ownership in the common elements of 100% results in a total assessed value for the subject property of \$1,407,788, after applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance. Based on this record, the Board finds that the subject property's current assessment

of \$1,249,167 is below the amount reflected by the best indicator of market value in this record and supports the current assessment. Accordingly, appellant did not prove by a preponderance of the evidence that the subject property was over valued and a reduction in the subject's assessment to appellant's request 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:

November 21, 2023



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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