



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

APPELLANT: Filmworks II Condominium Association
DOCKET NO.: 19-52174.001-R-1 through 19-52174.016-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Filmworks II Condominium Association, the appellant(s), by attorney Patrick C. Turner, of Tabangay & Turner LLC in Elmhurst; 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
19-52174.001-R-1	17-22-103-054-1001	4,832	22,177	\$27,009
19-52174.002-R-1	17-22-103-054-1002	5,035	23,111	\$28,146
19-52174.003-R-1	17-22-103-054-1003	5,894	27,051	\$32,945
19-52174.004-R-1	17-22-103-054-1004	6,655	30,544	\$37,199
19-52174.005-R-1	17-22-103-054-1005	4,867	22,340	\$27,207
19-52174.006-R-1	17-22-103-054-1006	4,867	22,340	\$27,207
19-52174.007-R-1	17-22-103-054-1007	6,044	27,742	\$33,786
19-52174.008-R-1	17-22-103-054-1008	6,044	27,742	\$33,786
19-52174.009-R-1	17-22-103-054-1009	4,867	22,340	\$27,207
19-52174.010-R-1	17-22-103-054-1010	4,867	22,340	\$27,207
19-52174.011-R-1	17-22-103-054-1011	6,044	27,742	\$33,786
19-52174.012-R-1	17-22-103-054-1012	6,044	27,742	\$33,786
19-52174.013-R-1	17-22-103-054-1013	5,018	23,030	\$28,048
19-52174.014-R-1	17-22-103-054-1014	4,867	22,340	\$27,207
19-52174.015-R-1	17-22-103-054-1015	6,655	30,544	\$37,199
19-52174.016-R-1	17-22-103-054-1016	5,894	27,051	\$32,945

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 17-year-old, residential building with 16 condominium units. The property has a 7,696 square foot site and is located in South Chicago Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of appeal. In support of this argument, the appellant included sales information on four units within the subject's building. Those units sold between June 2015 and December 2017 for prices ranging from \$280,000 to \$375,000. The appellant deducted 15% from this value for personal property to arrive at an adjusted value of \$1,116,900. This value was divided by the percentage of ownership of these units of 26% to arrive at a value for the building of \$4,292,769.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$494,670. The subject's assessment reflects a market value for the subject building of \$4,946,700 when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted the sales of seven condominium units. No descriptive information was provided for these sales other than the percentage of ownership of the units. They sold from February 2017 to February 2019 for prices ranging from \$280,000 to \$410,000. The board of review's sales analysis also uses appellant's comparable sales #3 and #4.

Conclusion of Law

The taxpayer contends overvaluation as the basis of the appeal. 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 best evidence of market value to be appellant's comparables #3 and #4, and all of the board of review's comparables. These units sold for \$2,455,000. The Board gives no weight to the deduction for personal property as there is no evidence to support this. Dividing the total sale price by the percentage of ownership of this sold unit of 44.36% arrives at a value for the building of \$5,534,265. The subject's current assessment reflects a market value of \$4,946,700 which is below the value as established by the sales. Therefore, the Board finds the appellant did not show by a preponderance of the evidence that the subject property was overvalued, and a reduction 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: January 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

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