



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

APPELLANT: River Walk Lofts Condominium
DOCKET NO.: 19-55958.001-R-2 through 19-55958.064-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are River Walk Lofts Condominium, the appellant(s), by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. 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 **A Reduction** 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
19-55958.001-R-2	14-30-116-023-1001	1,219	20,506	\$21,725
19-55958.002-R-2	14-30-116-023-1002	944	15,870	\$16,814
19-55958.003-R-2	14-30-116-023-1003	1,219	20,506	\$21,725
19-55958.004-R-2	14-30-116-023-1004	944	15,870	\$16,814
19-55958.005-R-2	14-30-116-023-1005	1,180	19,843	\$21,023
19-55958.006-R-2	14-30-116-023-1006	1,219	20,506	\$21,725
19-55958.007-R-2	14-30-116-023-1007	1,259	21,166	\$22,425
19-55958.008-R-2	14-30-116-023-1008	944	15,870	\$16,814
19-55958.009-R-2	14-30-116-023-1009	944	15,870	\$16,814
19-55958.010-R-2	14-30-116-023-1010	1,298	21,829	\$23,127
19-55958.011-R-2	14-30-116-023-1011	1,456	24,476	\$25,932
19-55958.012-R-2	14-30-116-023-1012	1,148	19,312	\$20,460
19-55958.013-R-2	14-30-116-023-1013	960	16,138	\$17,098
19-55958.014-R-2	14-30-116-023-1014	983	16,533	\$17,516
19-55958.015-R-2	14-30-116-023-1015	983	16,533	\$17,516
19-55958.016-R-2	14-30-116-023-1016	1,298	21,829	\$23,127
19-55958.017-R-2	14-30-116-023-1017	983	16,533	\$17,516
19-55958.018-R-2	14-30-116-023-1018	1,337	22,490	\$23,827
19-55958.019-R-2	14-30-116-023-1019	1,259	21,166	\$22,425
19-55958.020-R-2	14-30-116-023-1020	1,337	22,490	\$23,827
19-55958.021-R-2	14-30-116-023-1021	952	16,003	\$16,955
19-55958.022-R-2	14-30-116-023-1022	952	16,003	\$16,955
19-55958.023-R-2	14-30-116-023-1023	1,574	26,461	\$28,035
19-55958.024-R-2	14-30-116-023-1024	1,416	23,814	\$25,230
19-55958.025-R-2	14-30-116-023-1025	1,227	20,637	\$21,864

19-55958.026-R-2	14-30-116-023-1026	975	16,401	\$17,376
19-55958.027-R-2	14-30-116-023-1027	1,054	17,724	\$18,778
19-55958.028-R-2	14-30-116-023-1028	1,022	17,196	\$18,218
19-55958.029-R-2	14-30-116-023-1029	1,377	23,151	\$24,528
19-55958.030-R-2	14-30-116-023-1030	1,046	17,592	\$18,638
19-55958.031-R-2	14-30-116-023-1031	1,416	23,814	\$25,230
19-55958.032-R-2	14-30-116-023-1032	1,337	22,490	\$23,827
19-55958.033-R-2	14-30-116-023-1033	1,377	23,151	\$24,528
19-55958.034-R-2	14-30-116-023-1034	1,015	17,064	\$18,079
19-55958.035-R-2	14-30-116-023-1035	1,078	18,121	\$19,199
19-55958.036-R-2	14-30-116-023-1036	1,652	27,786	\$29,438
19-55958.037-R-2	14-30-116-023-1037	1,889	31,757	\$33,646
19-55958.038-R-2	14-30-116-023-1038	1,306	21,960	\$23,266
19-55958.039-R-2	14-30-116-023-1039	1,015	17,064	\$18,079
19-55958.040-R-2	14-30-116-023-1040	1,093	18,387	\$19,480
19-55958.041-R-2	14-30-116-023-1041	1,054	17,724	\$18,778
19-55958.042-R-2	14-30-116-023-1042	1,456	24,476	\$25,932
19-55958.043-R-2	14-30-116-023-1043	1,085	18,255	\$19,340
19-55958.044-R-2	14-30-116-023-1044	1,495	25,138	\$26,633
19-55958.045-R-2	14-30-116-023-1045	1,416	23,814	\$25,230
19-55958.046-R-2	14-30-116-023-1046	1,495	25,138	\$26,633
19-55958.047-R-2	14-30-116-023-1047	1,085	18,255	\$19,340
19-55958.048-R-2	14-30-116-023-1048	1,078	18,121	\$19,199
19-55958.049-R-2	14-30-116-023-1049	1,734	29,163	\$30,897
19-55958.050-R-2	14-30-116-023-1050	1,810	30,432	\$32,242
19-55958.051-R-2	14-30-116-023-1051	1,385	23,284	\$24,669
19-55958.052-R-2	14-30-116-023-1052	1,062	17,857	\$18,919
19-55958.053-R-2	14-30-116-023-1053	1,204	20,241	\$21,445
19-55958.054-R-2	14-30-116-023-1054	1,109	18,652	\$19,761
19-55958.055-R-2	14-30-116-023-1055	1,566	26,329	\$27,895
19-55958.056-R-2	14-30-116-023-1056	1,141	19,180	\$20,321
19-55958.057-R-2	14-30-116-023-1057	1,613	27,123	\$28,736
19-55958.058-R-2	14-30-116-023-1058	1,534	25,799	\$27,333
19-55958.059-R-2	14-30-116-023-1059	1,613	27,123	\$28,736
19-55958.060-R-2	14-30-116-023-1060	1,125	18,915	\$20,040
19-55958.061-R-2	14-30-116-023-1061	1,164	19,578	\$20,742
19-55958.062-R-2	14-30-116-023-1062	1,889	31,757	\$33,646
19-55958.063-R-2	14-30-116-023-1063	1,967	33,080	\$35,047
19-55958.064-R-2	14-30-116-023-1064	1,361	22,898	\$24,259

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 64-unit residential condominium. It is 103 years old and is located in West 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 contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on 20 recent sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,649,203. The subject's assessment reflects a market value of \$16,492,030, including land, when applying the 2019 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support of its contention of the correct assessment the board of review submitted information on 24 recent sales.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board takes judicial notice of its prior year decision, docket 18-42949-R-3, wherein the parties agreed to an assessment reduction to \$1,445,372. The Board finds the best evidence of market value to be both parties' recent sales and finds a reduction to the prior year's agreed on assessment is appropriate. Based on this evidence the Board finds a reduction in the subject's assessment is 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: _____

May 20, 2025



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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