



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

APPELLANT: Westwood Townhomes Association
DOCKET NO.: 20-25997.001-R-1 through 20-25997.008-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Westwood Townhomes Association, the appellant(s), by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Mundelein; 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
20-25997.001-R-1	02-15-407-046-1001	1,104	20,124	\$21,228
20-25997.002-R-1	02-15-407-046-1002	1,248	22,743	\$23,991
20-25997.003-R-1	02-15-407-046-1003	1,248	22,743	\$23,991
20-25997.004-R-1	02-15-407-046-1004	1,218	22,201	\$23,419
20-25997.005-R-1	02-15-407-046-1005	1,218	22,201	\$23,419
20-25997.006-R-1	02-15-407-046-1006	1,218	22,201	\$23,419
20-25997.007-R-1	02-15-407-046-1007	1,218	22,201	\$23,419
20-25997.008-R-1	02-15-407-046-1008	1,104	20,124	\$21,228

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 2020 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 eight condominium units located within a 29-years-old condominium building with a total of eight condominium units. The subject property is located on a 27,366 square foot site in Evanston, Evanston township. The subject property is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on overvaluation. In support of its argument, appellant submitted a spreadsheet disclosing that four of the condominium units with an aggregate 50% common ownership in the subject property sold between October 2019 and September 2020 for prices ranging from \$181,500 to \$275,000 for a total aggregate sale price of \$944,900. Appellant also included copies of MLS printouts listing four sales from the grid as well as the previous sales for two of these sales. In its brief, appellant contends these four sales reflect a fair market value for the subject property of \$1,889,800. The appellant further argues that an 8.80% median level of assessment should be used for an assessment of \$166,302. No further evidence was submitted to support the use of the median level of assessment. Based on the evidence submitted, appellant requests a reduction in the subject property valuation assessment to \$166,304.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$184,114, which reflects a total market value of \$1,841,140, 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 condominium unit located in the subject property. In support of its contention of the correct assessment, the board of review submitted its Assessment Analysis based on sales information on three condominium units located within the subject property. These units sold from 2019 to 2020 for a total value of \$748,400. Based on a total percentage of interest of these units sold of 37.2800%, the board of review calculated a full market value for the condominium building of \$2,007,510. The three sales submitted by the board of review were also included in the appellant's evidence.

Conclusion of Law

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 appellant *has not met* this burden of proof and a reduction in the subject's assessment *is not* warranted.

The Board finds the best evidence of market value to be the undisputed sale price submitted by the appellant for a total value of \$944,900. Dividing this total by the percentage of ownership of these units of 50% arrives at a value for the subject property of \$1,889,800. The Board gives no weight to the appellant's median level of assessment argument as the appellant submitted insufficient evidence to support the application of this level of assessment. The subject's current assessment reflects a market value of \$1,841,140 using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance which is supported by the evidence. Therefore, the Board finds the appellant did not show by a preponderance of the evidence that the subject was overvalued and a reduction in the 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

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: _____

July 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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APPELLANT

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COUNTY

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