



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

APPELLANT: 3303 South Grove Street Condo Assn
DOCKET NO.: 20-30133.001-R-2 through 20-30133.065-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3303 South Grove Street Condo Assn, the appellant(s), by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Mundelein; 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
20-30133.001-R-2	16-31-127-058-1001	355	15,629	\$15,984
20-30133.002-R-2	16-31-127-058-1002	297	13,085	\$13,382
20-30133.003-R-2	16-31-127-058-1004	226	9,958	\$10,184
20-30133.004-R-2	16-31-127-058-1005	297	13,085	\$13,382
20-30133.005-R-2	16-31-127-058-1006	289	12,733	\$13,022
20-30133.006-R-2	16-31-127-058-1007	245	10,782	\$11,027
20-30133.007-R-2	16-31-127-058-1008	289	12,733	\$13,022
20-30133.008-R-2	16-31-127-058-1009	297	13,085	\$13,382
20-30133.009-R-2	16-31-127-058-1011	226	9,958	\$10,184
20-30133.010-R-2	16-31-127-058-1012	297	13,085	\$13,382
20-30133.011-R-2	16-31-127-058-1013	295	12,973	\$13,268
20-30133.012-R-2	16-31-127-058-1014	355	15,629	\$15,984
20-30133.013-R-2	16-31-127-058-1015	297	13,085	\$13,382
20-30133.014-R-2	16-31-127-058-1016	226	9,958	\$10,184
20-30133.015-R-2	16-31-127-058-1017	226	9,958	\$10,184
20-30133.016-R-2	16-31-127-058-1018	297	13,085	\$13,382
20-30133.017-R-2	16-31-127-058-1019	289	12,733	\$13,022
20-30133.018-R-2	16-31-127-058-1020	258	11,350	\$11,608
20-30133.019-R-2	16-31-127-058-1021	289	12,733	\$13,022
20-30133.020-R-2	16-31-127-058-1022	297	13,085	\$13,382
20-30133.021-R-2	16-31-127-058-1023	226	9,958	\$10,184
20-30133.022-R-2	16-31-127-058-1024	226	9,958	\$10,184
20-30133.023-R-2	16-31-127-058-1025	297	13,085	\$13,382
20-30133.024-R-2	16-31-127-058-1026	365	16,085	\$16,450
20-30133.025-R-2	16-31-127-058-1027	355	15,629	\$15,984

20-30133.026-R-2	16-31-127-058-1028	297	13,085	\$13,382
20-30133.027-R-2	16-31-127-058-1029	226	9,958	\$10,184
20-30133.028-R-2	16-31-127-058-1030	226	9,958	\$10,184
20-30133.029-R-2	16-31-127-058-1031	297	13,085	\$13,382
20-30133.030-R-2	16-31-127-058-1032	289	12,733	\$13,022
20-30133.031-R-2	16-31-127-058-1033	258	11,349	\$11,607
20-30133.032-R-2	16-31-127-058-1034	289	12,733	\$13,022
20-30133.033-R-2	16-31-127-058-1035	297	13,085	\$13,382
20-30133.034-R-2	16-31-127-058-1036	226	9,958	\$10,184
20-30133.035-R-2	16-31-127-058-1037	226	9,958	\$10,184
20-30133.036-R-2	16-31-127-058-1038	297	13,085	\$13,382
20-30133.037-R-2	16-31-127-058-1039	365	16,085	\$16,450
20-30133.038-R-2	16-31-127-058-1040	355	15,629	\$15,984
20-30133.039-R-2	16-31-127-058-1041	297	13,085	\$13,382
20-30133.040-R-2	16-31-127-058-1042	226	9,957	\$10,183
20-30133.041-R-2	16-31-127-058-1044	297	13,085	\$13,382
20-30133.042-R-2	16-31-127-058-1045	289	12,733	\$13,022
20-30133.043-R-2	16-31-127-058-1046	258	11,350	\$11,608
20-30133.044-R-2	16-31-127-058-1047	289	12,733	\$13,022
20-30133.045-R-2	16-31-127-058-1048	297	13,085	\$13,382
20-30133.046-R-2	16-31-127-058-1050	226	9,958	\$10,184
20-30133.047-R-2	16-31-127-058-1051	297	13,085	\$13,382
20-30133.048-R-2	16-31-127-058-1052	365	16,085	\$16,450
20-30133.049-R-2	16-31-127-058-1053	355	15,629	\$15,984
20-30133.050-R-2	16-31-127-058-1054	297	13,085	\$13,382
20-30133.051-R-2	16-31-127-058-1055	226	9,957	\$10,183
20-30133.052-R-2	16-31-127-058-1056	226	9,958	\$10,184
20-30133.053-R-2	16-31-127-058-1057	297	13,085	\$13,382
20-30133.054-R-2	16-31-127-058-1058	289	12,733	\$13,022
20-30133.055-R-2	16-31-127-058-1059	258	11,350	\$11,608
20-30133.056-R-2	16-31-127-058-1060	289	12,733	\$13,022
20-30133.057-R-2	16-31-127-058-1061	297	13,085	\$13,382
20-30133.058-R-2	16-31-127-058-1062	226	9,958	\$10,184
20-30133.059-R-2	16-31-127-058-1063	226	9,958	\$10,184
20-30133.060-R-2	16-31-127-058-1064	297	13,085	\$13,382
20-30133.061-R-2	16-31-127-058-1065	365	16,085	\$16,450
20-30133.062-R-2	16-31-127-058-1003	226	9,958	\$10,184
20-30133.063-R-2	16-31-127-058-1010	226	9,958	\$10,184
20-30133.064-R-2	16-31-127-058-1043	226	9,958	\$10,184
20-30133.065-R-2	16-31-127-058-1049	226	9,958	\$10,184

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 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 65 condominium units within a 19-year-old, multi-story, masonry, 65-unit, condominium building located in Berwyn, Berwyn Township, Cook County and 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 appeal. In support of this argument, the appellant included sales information on 16 units located within the subject's building that sold from 2017 to 2020 for a total of \$1,915,951. This value was divided by the percentage of ownership of the units sold of 23.7700% to arrive at a value for the building of \$8,060,374. The appellant requests the median level of assessment be applied to this value in requesting a reduction in the market value. The petition discloses the subject is an owner-occupied residence.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$801,422. The subject's assessment reflects a market value of \$8,014,220 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 12 units located within the subject building that sold from 2017 to 2020 for a total value of \$1,489,600. This value was divided by the percentage of ownerships of the units sold of 17.9070% to arrive at a value for the building of \$8,318,534. The appellant's evidence included these sales.

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 the sales submitted by both parties. These units sold for a total of \$81,915,951. Dividing this by the percentage of ownership of the units sold of 23.7700% arrives at a value for the building of \$8,060,374. The Board gives no weight to the appellant's request for the median level of assessment as the appellant failed to submit any substantive evidence on this argument. The subject's current assessment reflects a market value 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: _____

November 19, 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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