



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

APPELLANT: 5651 West 120th Street Condominium Association  
DOCKET NO.: 20-30462.001-R-1 through 20-30462.007-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 5651 West 120th Street Condominium Association, the appellant(s), by attorney Holly Zeilinga, of Worssek & Vihon 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-30462.001-R-1	24-29-201-045-1001	15,857	48,413	\$64,270
20-30462.002-R-1	24-29-201-045-1002	6,755	20,627	\$27,382
20-30462.003-R-1	24-29-201-045-1003	4,517	13,793	\$18,310
20-30462.004-R-1	24-29-201-045-1004	5,226	15,955	\$21,181
20-30462.005-R-1	24-29-201-045-1005	10,970	33,493	\$44,463
20-30462.006-R-1	24-29-201-045-1006	5,226	15,955	\$21,181
20-30462.007-R-1	24-29-201-045-1007	10,970	33,493	\$44,463

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 a 24-year-old, one-story, multi-tenant industrial condominium building containing seven individual units ranging in size from 1,517 to 5,515 square feet, or 21,450 total building area square feet. It has ten overhead doors and one loading dock. The property has a 52,910 square foot site and is located in Alsip, Worth Township, Cook County. The property is a class 5-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation as the basis of the appeal. In support of this argument, appellant submitted an appraisal estimating the subject property had a market value of \$965,000 as of January 1, 2020. The appraiser inspected the property. Utilizing the income capitalization approach and the sales comparison approach, the appraiser estimated the market value of the subject property to be \$965,000 after making appropriate adjustments.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$268,125. The subject's assessment reflects a market value of \$1,072,500, or \$50.00 per square foot of rentable area, including land, when applying the level of assessments under the Cook County Real Property Assessment Classification Ordinance of 25%. The board of review did not submit any additional evidence. The board of review did not submit any comparable properties.

Pursuant to proper notice provided to all parties, this matter was set for hearing for January 9, 2024. Prior to hearing, the parties agreed to have the matter written on the evidence previously submitted and the hearing was canceled.

### **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 *did meet* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be *the appraisal submitted by appellant*. The appraiser utilized both the income and sales comparison approaches and determined the market value for the subject property after adjustments. The subject's assessment of \$268,125 reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$965,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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 21, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

5651 West 120th Street Condominium Association , by attorney:  
Holly Zeilinga  
Worsek & Vihon  
180 North LaSalle Street  
Suite 3010  
Chicago, IL 60601

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602