



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

APPELLANT: Vine Point Condominium Association
DOCKET NO.: 20-40076.001-R-1 through 20-40076.005-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Vine Point Condominium Association, the appellant(s), by attorney Holly Zeilinga, of Worsek & 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 part and A No Change in part** 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
20-40076.001-R-1	09-35-216-051-1001	1,955	24,120	\$26,075
20-40076.002-R-1	09-35-216-051-1002	1,955	8,445	\$10,400
20-40076.003-R-1	09-35-216-051-1003	1,955	24,120	\$26,075
20-40076.004-R-1	09-35-216-051-1004	1,955	24,120	\$26,075
20-40076.005-R-1	09-35-216-051-1005	1,955	24,120	\$26,075

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 condominium building containing five condominium units that each have a 20% ownership interest in the common elements, located on a 9,312 square foot site, in Park Ridge, Maine Township, Cook County. The subject property is 59 years old and is classified as a class 2-99 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 for one of the condominium units located within the subject

property with an estimated valuation of \$104,000 as of January 1, 2020. The appraiser utilized the sales comparison approach analyzing five comparable properties and made necessary adjustments for lot size variations, location, updates, renovations, and other differences between the comparables and the subject property. Appellant also submitted a copy of the board of review's written decision letter reflecting a valuation assessment for the subject property of \$130,375. Based on this evidence, appellant requests the subject property's total assessment be reduced to \$46,800.

The board of review submitted its Notes on Appeal disclosing the total assessment for the subject of \$130,375 prior to the board of review action. The subject's assessment reflects a market value of \$1,303,750, including land, when applying the level of assessments 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 a 2019 condominium analysis showing that three units in the subject's building, with a total 60% of ownership in the common elements, sold for a total \$479,000. The board of review provided two sales dates of 2002 and 2005 but no sales date information for its third comparable. Based on its sales assessment analysis, the board of review calculated a market value for the subject property of \$798,833.

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 met this burden in part and a reduction in assessment is warranted for one of the condominium units located within the subject property.

The Board finds that neither party submitted sufficient evidence to establish market value for the subject property building. The appraisal submitted by appellant addresses the market value for unit #2 only and not the entire subject property building. The condominium units used in the board of review's analysis have sales data that is too far removed from the relevant lien year to adequately reflect the subject property's market value as of January 1, 2020.

The Board finds *the appraisal submitted by appellant for unit #2* located within the subject property indicates the assessment for unit #2 reflects a market value above the best evidence of market value in the record. The Board finds unit #2 located within the subject property had a market value of \$104,000 as of the assessment date at issue. Since market value has been established for unit #2, the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% 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: _____

August 20, 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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