



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

APPELLANT: Park of River Oaks Condo Assn
DOCKET NO.: 20-42270.001-R-3 through 20-42270.339-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Park of River Oaks Condo Assn, the appellant, 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
20-42270.001-R-3	29-24-100-022-1001	305	5,848	\$6,153
20-42270.002-R-3	29-24-100-022-1002	233	4,454	\$4,687
20-42270.003-R-3	29-24-100-022-1003	233	4,454	\$4,687
20-42270.004-R-3	29-24-100-022-1004	173	3,309	\$3,482
20-42270.005-R-3	29-24-100-022-1005	305	5,833	\$6,138
20-42270.006-R-3	29-24-100-022-1006	226	4,315	\$4,541
20-42270.007-R-3	29-24-100-022-1007	226	4,315	\$4,541
20-42270.008-R-3	29-24-100-022-1008	226	4,315	\$4,541
20-42270.009-R-3	29-24-100-022-1009	226	4,315	\$4,541
20-42270.010-R-3	29-24-100-022-1010	226	4,315	\$4,541
20-42270.011-R-3	29-24-100-022-1011	295	5,626	\$5,921
20-42270.012-R-3	29-24-100-022-1012	275	5,244	\$5,519
20-42270.013-R-3	29-24-100-022-1013	166	3,172	\$3,338
20-42270.014-R-3	29-24-100-022-1014	166	3,172	\$3,338
20-42270.015-R-3	29-24-100-022-1015	166	3,172	\$3,338
20-42270.016-R-3	29-24-100-022-1016	274	5,240	\$5,514
20-42270.017-R-3	29-24-100-022-1017	224	4,282	\$4,506
20-42270.018-R-3	29-24-100-022-1018	168	3,205	\$3,373
20-42270.019-R-3	29-24-100-022-1019	168	3,205	\$3,373
20-42270.020-R-3	29-24-100-022-1020	296	5,660	\$5,956
20-42270.021-R-3	29-24-100-022-1021	308	5,874	\$6,182
20-42270.022-R-3	29-24-100-022-1022	297	5,667	\$5,964
20-42270.023-R-3	29-24-100-022-1023	287	5,488	\$5,775
20-42270.024-R-3	29-24-100-022-1024	175	3,351	\$3,526
20-42270.025-R-3	29-24-100-022-1025	235	4,492	\$4,727

20-42270.026-R-3	29-24-100-022-1026	175	3,351	\$3,526
20-42270.027-R-3	29-24-100-022-1027	179	3,419	\$3,598
20-42270.028-R-3	29-24-100-022-1028	232	4,424	\$4,656
20-42270.029-R-3	29-24-100-022-1029	179	3,419	\$3,598
20-42270.030-R-3	29-24-100-022-1030	282	5,384	\$5,666
20-42270.031-R-3	29-24-100-022-1031	308	5,874	\$6,182
20-42270.032-R-3	29-24-100-022-1032	230	4,392	\$4,622
20-42270.033-R-3	29-24-100-022-1033	228	4,357	\$4,585
20-42270.034-R-3	29-24-100-022-1034	230	4,392	\$4,622
20-42270.035-R-3	29-24-100-022-1035	228	4,357	\$4,585
20-42270.036-R-3	29-24-100-022-1036	230	4,392	\$4,622
20-42270.037-R-3	29-24-100-022-1037	280	5,350	\$5,630
20-42270.038-R-3	29-24-100-022-1038	282	5,384	\$5,666
20-42270.039-R-3	29-24-100-022-1039	228	4,357	\$4,585
20-42270.040-R-3	29-24-100-022-1040	228	4,357	\$4,585
20-42270.041-R-3	29-24-100-022-1041	297	5,667	\$5,964
20-42270.042-R-3	29-24-100-022-1042	302	5,770	\$6,072
20-42270.043-R-3	29-24-100-022-1043	277	5,282	\$5,559
20-42270.044-R-3	29-24-100-022-1044	235	4,492	\$4,727
20-42270.045-R-3	29-24-100-022-1045	168	3,213	\$3,381
20-42270.046-R-3	29-24-100-022-1046	287	5,488	\$5,775
20-42270.047-R-3	29-24-100-022-1047	168	3,213	\$3,381
20-42270.048-R-3	29-24-100-022-1048	235	4,492	\$4,727
20-42270.049-R-3	29-24-100-022-1049	224	4,288	\$4,512
20-42270.050-R-3	29-24-100-022-1050	235	4,492	\$4,727
20-42270.051-R-3	29-24-100-022-1051	308	5,874	\$6,182
20-42270.052-R-3	29-24-100-022-1052	233	4,461	\$4,694
20-42270.053-R-3	29-24-100-022-1053	277	5,282	\$5,559
20-42270.054-R-3	29-24-100-022-1054	233	4,461	\$4,694
20-42270.055-R-3	29-24-100-022-1055	226	4,323	\$4,549
20-42270.056-R-3	29-24-100-022-1056	233	4,461	\$4,694
20-42270.057-R-3	29-24-100-022-1057	170	3,247	\$3,417
20-42270.058-R-3	29-24-100-022-1058	286	5,454	\$5,740
20-42270.059-R-3	29-24-100-022-1059	170	3,247	\$3,417
20-42270.060-R-3	29-24-100-022-1060	306	5,839	\$6,145
20-42270.061-R-3	29-24-100-022-1061	299	5,702	\$6,001
20-42270.062-R-3	29-24-100-022-1062	310	5,916	\$6,226
20-42270.063-R-3	29-24-100-022-1063	299	5,708	\$6,007
20-42270.064-R-3	29-24-100-022-1064	290	5,529	\$5,819
20-42270.065-R-3	29-24-100-022-1065	177	3,392	\$3,569
20-42270.066-R-3	29-24-100-022-1066	237	4,536	\$4,773
20-42270.067-R-3	29-24-100-022-1067	177	3,392	\$3,569
20-42270.068-R-3	29-24-100-022-1068	181	3,461	\$3,642
20-42270.069-R-3	29-24-100-022-1069	234	4,467	\$4,701
20-42270.070-R-3	29-24-100-022-1070	181	3,461	\$3,642

20-42270.071-R-3	29-24-100-022-1071	284	5,425	\$5,709
20-42270.072-R-3	29-24-100-022-1072	310	5,916	\$6,226
20-42270.073-R-3	29-24-100-022-1073	232	4,433	\$4,665
20-42270.074-R-3	29-24-100-022-1074	230	4,398	\$4,628
20-42270.075-R-3	29-24-100-022-1075	232	4,433	\$4,665
20-42270.076-R-3	29-24-100-022-1076	230	4,398	\$4,628
20-42270.077-R-3	29-24-100-022-1077	232	4,433	\$4,665
20-42270.078-R-3	29-24-100-022-1078	282	5,392	\$5,674
20-42270.079-R-3	29-24-100-022-1079	284	5,425	\$5,709
20-42270.080-R-3	29-24-100-022-1080	230	4,398	\$4,628
20-42270.081-R-3	29-24-100-022-1081	230	4,398	\$4,628
20-42270.082-R-3	29-24-100-022-1082	299	5,708	\$6,007
20-42270.083-R-3	29-24-100-022-1083	304	5,812	\$6,116
20-42270.084-R-3	29-24-100-022-1084	279	5,323	\$5,602
20-42270.085-R-3	29-24-100-022-1085	237	4,536	\$4,773
20-42270.086-R-3	29-24-100-022-1086	170	3,255	\$3,425
20-42270.087-R-3	29-24-100-022-1087	290	5,529	\$5,819
20-42270.088-R-3	29-24-100-022-1088	170	3,255	\$3,425
20-42270.089-R-3	29-24-100-022-1089	237	4,523	\$4,760
20-42270.090-R-3	29-24-100-022-1090	227	4,330	\$4,557
20-42270.091-R-3	29-24-100-022-1091	237	4,536	\$4,773
20-42270.092-R-3	29-24-100-022-1093	236	4,502	\$4,738
20-42270.093-R-3	29-24-100-022-1094	279	5,323	\$5,602
20-42270.094-R-3	29-24-100-022-1095	236	4,502	\$4,738
20-42270.095-R-3	29-24-100-022-1096	228	4,365	\$4,593
20-42270.096-R-3	29-24-100-022-1097	236	4,502	\$4,738
20-42270.097-R-3	29-24-100-022-1098	172	3,288	\$3,460
20-42270.098-R-3	29-24-100-022-1099	288	5,494	\$5,782
20-42270.099-R-3	29-24-100-022-1100	172	3,288	\$3,460
20-42270.100-R-3	29-24-100-022-1101	308	5,881	\$6,189
20-42270.101-R-3	29-24-100-022-1102	301	5,743	\$6,044
20-42270.102-R-3	29-24-100-022-1103	312	5,957	\$6,269
20-42270.103-R-3	29-24-100-022-1104	308	5,888	\$6,196
20-42270.104-R-3	29-24-100-022-1105	292	5,571	\$5,863
20-42270.105-R-3	29-24-100-022-1106	180	3,434	\$3,614
20-42270.106-R-3	29-24-100-022-1107	240	4,577	\$4,817
20-42270.107-R-3	29-24-100-022-1108	180	3,434	\$3,614
20-42270.108-R-3	29-24-100-022-1109	183	3,502	\$3,685
20-42270.109-R-3	29-24-100-022-1110	236	4,509	\$4,745
20-42270.110-R-3	29-24-100-022-1111	183	3,502	\$3,685
20-42270.111-R-3	29-24-100-022-1112	286	5,467	\$5,753
20-42270.112-R-3	29-24-100-022-1113	312	5,957	\$6,269
20-42270.113-R-3	29-24-100-022-1114	234	4,475	\$4,709
20-42270.114-R-3	29-24-100-022-1115	232	4,440	\$4,672
20-42270.115-R-3	29-24-100-022-1116	234	4,475	\$4,709

20-42270.116-R-3	29-24-100-022-1117	232	4,440	\$4,672
20-42270.117-R-3	29-24-100-022-1118	234	4,475	\$4,709
20-42270.118-R-3	29-24-100-022-1119	284	5,433	\$5,717
20-42270.119-R-3	29-24-100-022-1120	286	5,467	\$5,753
20-42270.120-R-3	29-24-100-022-1121	232	4,440	\$4,672
20-42270.121-R-3	29-24-100-022-1122	232	4,440	\$4,672
20-42270.122-R-3	29-24-100-022-1123	301	5,750	\$6,051
20-42270.123-R-3	29-24-100-022-1124	307	5,853	\$6,160
20-42270.124-R-3	29-24-100-022-1125	281	5,363	\$5,644
20-42270.125-R-3	29-24-100-022-1126	240	4,577	\$4,817
20-42270.126-R-3	29-24-100-022-1127	172	3,295	\$3,467
20-42270.127-R-3	29-24-100-022-1128	292	5,571	\$5,863
20-42270.128-R-3	29-24-100-022-1129	172	3,295	\$3,467
20-42270.129-R-3	29-24-100-022-1130	240	4,577	\$4,817
20-42270.130-R-3	29-24-100-022-1131	229	4,371	\$4,600
20-42270.131-R-3	29-24-100-022-1132	240	4,577	\$4,817
20-42270.132-R-3	29-24-100-022-1133	312	5,957	\$6,269
20-42270.133-R-3	29-24-100-022-1134	239	4,544	\$4,783
20-42270.134-R-3	29-24-100-022-1135	281	5,363	\$5,644
20-42270.135-R-3	29-24-100-022-1136	238	4,544	\$4,782
20-42270.136-R-3	29-24-100-022-1137	231	4,405	\$4,636
20-42270.137-R-3	29-24-100-022-1138	238	4,544	\$4,782
20-42270.138-R-3	29-24-100-022-1139	174	3,330	\$3,504
20-42270.139-R-3	29-24-100-022-1140	290	5,536	\$5,826
20-42270.140-R-3	29-24-100-022-1141	174	3,330	\$3,504
20-42270.141-R-3	29-24-100-022-1142	310	5,922	\$6,232
20-42270.142-R-3	29-24-100-022-1143	303	5,785	\$6,088
20-42270.143-R-3	29-24-100-022-1144	315	6,012	\$6,327
20-42270.144-R-3	29-24-100-022-1145	311	5,943	\$6,254
20-42270.145-R-3	29-24-100-022-1146	295	5,626	\$5,921
20-42270.146-R-3	29-24-100-022-1147	182	3,488	\$3,670
20-42270.147-R-3	29-24-100-022-1148	242	4,632	\$4,874
20-42270.148-R-3	29-24-100-022-1149	182	3,488	\$3,670
20-42270.149-R-3	29-24-100-022-1150	186	3,557	\$3,743
20-42270.150-R-3	29-24-100-022-1151	239	4,564	\$4,803
20-42270.151-R-3	29-24-100-022-1152	186	3,557	\$3,743
20-42270.152-R-3	29-24-100-022-1153	289	5,523	\$5,812
20-42270.153-R-3	29-24-100-022-1154	315	6,012	\$6,327
20-42270.154-R-3	29-24-100-022-1155	237	4,529	\$4,766
20-42270.155-R-3	29-24-100-022-1156	235	4,492	\$4,727
20-42270.156-R-3	29-24-100-022-1157	237	4,529	\$4,766
20-42270.157-R-3	29-24-100-022-1158	235	4,492	\$4,727
20-42270.158-R-3	29-24-100-022-1159	237	4,529	\$4,766
20-42270.159-R-3	29-24-100-022-1160	287	5,488	\$5,775
20-42270.160-R-3	29-24-100-022-1161	289	5,523	\$5,812

20-42270.161-R-3	29-24-100-022-1162	235	4,492	\$4,727
20-42270.162-R-3	29-24-100-022-1163	235	4,492	\$4,727
20-42270.163-R-3	29-24-100-022-1164	304	5,805	\$6,109
20-42270.164-R-3	29-24-100-022-1165	309	5,908	\$6,217
20-42270.165-R-3	29-24-100-022-1166	284	5,419	\$5,703
20-42270.166-R-3	29-24-100-022-1167	242	4,632	\$4,874
20-42270.167-R-3	29-24-100-022-1168	175	3,351	\$3,526
20-42270.168-R-3	29-24-100-022-1169	295	5,626	\$5,921
20-42270.169-R-3	29-24-100-022-1170	175	3,351	\$3,526
20-42270.170-R-3	29-24-100-022-1171	242	4,632	\$4,874
20-42270.171-R-3	29-24-100-022-1172	232	4,424	\$4,656
20-42270.172-R-3	29-24-100-022-1173	242	4,632	\$4,874
20-42270.173-R-3	29-24-100-022-1174	315	6,012	\$6,327
20-42270.174-R-3	29-24-100-022-1175	241	4,598	\$4,839
20-42270.175-R-3	29-24-100-022-1176	284	5,419	\$5,703
20-42270.176-R-3	29-24-100-022-1177	241	4,598	\$4,839
20-42270.177-R-3	29-24-100-022-1178	233	4,461	\$4,694
20-42270.178-R-3	29-24-100-022-1179	241	4,598	\$4,839
20-42270.179-R-3	29-24-100-022-1180	177	3,386	\$3,563
20-42270.180-R-3	29-24-100-022-1181	293	5,591	\$5,884
20-42270.181-R-3	29-24-100-022-1182	177	3,386	\$3,563
20-42270.182-R-3	29-24-100-022-1183	313	5,978	\$6,291
20-42270.183-R-3	29-24-100-022-1184	306	5,839	\$6,145
20-42270.184-R-3	29-24-100-022-1185	318	6,080	\$6,398
20-42270.185-R-3	29-24-100-022-1186	315	6,012	\$6,327
20-42270.186-R-3	29-24-100-022-1187	298	5,695	\$5,993
20-42270.187-R-3	29-24-100-022-1188	186	3,557	\$3,743
20-42270.188-R-3	29-24-100-022-1189	246	4,702	\$4,948
20-42270.189-R-3	29-24-100-022-1190	186	3,557	\$3,743
20-42270.190-R-3	29-24-100-022-1191	190	3,627	\$3,817
20-42270.191-R-3	29-24-100-022-1192	242	4,632	\$4,874
20-42270.192-R-3	29-24-100-022-1193	190	3,627	\$3,817
20-42270.193-R-3	29-24-100-022-1194	293	5,591	\$5,884
20-42270.194-R-3	29-24-100-022-1195	318	6,080	\$6,398
20-42270.195-R-3	29-24-100-022-1196	241	4,598	\$4,839
20-42270.196-R-3	29-24-100-022-1197	239	4,564	\$4,803
20-42270.197-R-3	29-24-100-022-1198	241	4,598	\$4,839
20-42270.198-R-3	29-24-100-022-1199	239	4,564	\$4,803
20-42270.199-R-3	29-24-100-022-1200	241	4,598	\$4,839
20-42270.200-R-3	29-24-100-022-1201	291	5,556	\$5,847
20-42270.201-R-3	29-24-100-022-1202	293	5,591	\$5,884
20-42270.202-R-3	29-24-100-022-1203	239	4,564	\$4,803
20-42270.203-R-3	29-24-100-022-1204	239	4,564	\$4,803
20-42270.204-R-3	29-24-100-022-1205	308	5,874	\$6,182
20-42270.205-R-3	29-24-100-022-1206	313	5,978	\$6,291

20-42270.206-R-3	29-24-100-022-1207	287	5,488	\$5,775
20-42270.207-R-3	29-24-100-022-1208	246	4,702	\$4,948
20-42270.208-R-3	29-24-100-022-1209	179	3,419	\$3,598
20-42270.209-R-3	29-24-100-022-1210	298	5,695	\$5,993
20-42270.210-R-3	29-24-100-022-1211	179	3,419	\$3,598
20-42270.211-R-3	29-24-100-022-1212	246	4,702	\$4,948
20-42270.212-R-3	29-24-100-022-1213	235	4,492	\$4,727
20-42270.213-R-3	29-24-100-022-1214	246	4,702	\$4,948
20-42270.214-R-3	29-24-100-022-1215	318	6,080	\$6,398
20-42270.215-R-3	29-24-100-022-1216	244	4,667	\$4,911
20-42270.216-R-3	29-24-100-022-1217	287	5,488	\$5,775
20-42270.217-R-3	29-24-100-022-1218	244	4,667	\$4,911
20-42270.218-R-3	29-24-100-022-1219	237	4,529	\$4,766
20-42270.219-R-3	29-24-100-022-1220	244	4,667	\$4,911
20-42270.220-R-3	29-24-100-022-1221	181	3,454	\$3,635
20-42270.221-R-3	29-24-100-022-1222	296	5,660	\$5,956
20-42270.222-R-3	29-24-100-022-1223	181	3,454	\$3,635
20-42270.223-R-3	29-24-100-022-1224	317	6,047	\$6,364
20-42270.224-R-3	29-24-100-022-1225	309	5,908	\$6,217
20-42270.225-R-3	29-24-100-022-1226	331	6,315	\$6,646
20-42270.226-R-3	29-24-100-022-1227	327	6,246	\$6,573
20-42270.227-R-3	29-24-100-022-1228	310	5,929	\$6,239
20-42270.228-R-3	29-24-100-022-1229	201	3,833	\$4,034
20-42270.229-R-3	29-24-100-022-1230	261	4,978	\$5,239
20-42270.230-R-3	29-24-100-022-1231	201	3,833	\$4,034
20-42270.231-R-3	29-24-100-022-1232	204	3,902	\$4,106
20-42270.232-R-3	29-24-100-022-1233	257	4,909	\$5,166
20-42270.233-R-3	29-24-100-022-1234	204	3,902	\$4,106
20-42270.234-R-3	29-24-100-022-1235	305	5,826	\$6,131
20-42270.235-R-3	29-24-100-022-1236	331	6,315	\$6,646
20-42270.236-R-3	29-24-100-022-1237	255	4,874	\$5,129
20-42270.237-R-3	29-24-100-022-1238	253	4,839	\$5,092
20-42270.238-R-3	29-24-100-022-1239	255	4,874	\$5,129
20-42270.239-R-3	29-24-100-022-1240	255	4,865	\$5,120
20-42270.240-R-3	29-24-100-022-1241	255	4,874	\$5,129
20-42270.241-R-3	29-24-100-022-1242	303	5,791	\$6,094
20-42270.242-R-3	29-24-100-022-1243	305	5,826	\$6,131
20-42270.243-R-3	29-24-100-022-1244	253	4,839	\$5,092
20-42270.244-R-3	29-24-100-022-1245	253	4,839	\$5,092
20-42270.245-R-3	29-24-100-022-1246	320	6,109	\$6,429
20-42270.246-R-3	29-24-100-022-1247	325	6,211	\$6,536
20-42270.247-R-3	29-24-100-022-1248	300	5,722	\$6,022
20-42270.248-R-3	29-24-100-022-1249	261	4,978	\$5,239
20-42270.249-R-3	29-24-100-022-1250	193	3,695	\$3,888
20-42270.250-R-3	29-24-100-022-1251	310	5,929	\$6,239

20-42270.251-R-3	29-24-100-022-1252	193	3,695	\$3,888
20-42270.252-R-3	29-24-100-022-1253	261	4,978	\$5,239
20-42270.253-R-3	29-24-100-022-1254	250	4,771	\$5,021
20-42270.254-R-3	29-24-100-022-1255	261	4,978	\$5,239
20-42270.255-R-3	29-24-100-022-1256	331	6,315	\$6,646
20-42270.256-R-3	29-24-100-022-1257	259	4,943	\$5,202
20-42270.257-R-3	29-24-100-022-1258	300	5,722	\$6,022
20-42270.258-R-3	29-24-100-022-1259	259	4,943	\$5,202
20-42270.259-R-3	29-24-100-022-1260	252	4,806	\$5,058
20-42270.260-R-3	29-24-100-022-1262	195	3,729	\$3,924
20-42270.261-R-3	29-24-100-022-1263	309	5,895	\$6,204
20-42270.262-R-3	29-24-100-022-1264	195	3,729	\$3,924
20-42270.263-R-3	29-24-100-022-1265	329	6,283	\$6,612
20-42270.264-R-3	29-24-100-022-1266	322	6,144	\$6,466
20-42270.265-R-3	29-24-100-022-1267	17	338	\$355
20-42270.266-R-3	29-24-100-022-1268	17	338	\$355
20-42270.267-R-3	29-24-100-022-1269	17	338	\$355
20-42270.268-R-3	29-24-100-022-1270	17	338	\$355
20-42270.269-R-3	29-24-100-022-1271	17	338	\$355
20-42270.270-R-3	29-24-100-022-1272	17	338	\$355
20-42270.271-R-3	29-24-100-022-1273	17	338	\$355
20-42270.272-R-3	29-24-100-022-1274	17	338	\$355
20-42270.273-R-3	29-24-100-022-1275	17	338	\$355
20-42270.274-R-3	29-24-100-022-1276	17	338	\$355
20-42270.275-R-3	29-24-100-022-1277	17	338	\$355
20-42270.276-R-3	29-24-100-022-1278	17	338	\$355
20-42270.277-R-3	29-24-100-022-1279	17	338	\$355
20-42270.278-R-3	29-24-100-022-1280	17	338	\$355
20-42270.279-R-3	29-24-100-022-1281	17	338	\$355
20-42270.280-R-3	29-24-100-022-1282	17	338	\$355
20-42270.281-R-3	29-24-100-022-1283	17	338	\$355
20-42270.282-R-3	29-24-100-022-1284	17	338	\$355
20-42270.283-R-3	29-24-100-022-1285	17	338	\$355
20-42270.284-R-3	29-24-100-022-1286	17	338	\$355
20-42270.285-R-3	29-24-100-022-1287	17	338	\$355
20-42270.286-R-3	29-24-100-022-1288	17	338	\$355
20-42270.287-R-3	29-24-100-022-1289	17	338	\$355
20-42270.288-R-3	29-24-100-022-1290	17	338	\$355
20-42270.289-R-3	29-24-100-022-1291	17	338	\$355
20-42270.290-R-3	29-24-100-022-1292	17	338	\$355
20-42270.291-R-3	29-24-100-022-1293	17	338	\$355
20-42270.292-R-3	29-24-100-022-1294	17	338	\$355
20-42270.293-R-3	29-24-100-022-1295	17	338	\$355
20-42270.294-R-3	29-24-100-022-1296	17	338	\$355
20-42270.295-R-3	29-24-100-022-1297	17	338	\$355

20-42270.296-R-3	29-24-100-022-1298	17	338	\$355
20-42270.297-R-3	29-24-100-022-1299	17	338	\$355
20-42270.298-R-3	29-24-100-022-1300	17	338	\$355
20-42270.299-R-3	29-24-100-022-1301	17	338	\$355
20-42270.300-R-3	29-24-100-022-1302	17	338	\$355
20-42270.301-R-3	29-24-100-022-1303	17	338	\$355
20-42270.302-R-3	29-24-100-022-1304	17	338	\$355
20-42270.303-R-3	29-24-100-022-1305	17	338	\$355
20-42270.304-R-3	29-24-100-022-1306	17	338	\$355
20-42270.305-R-3	29-24-100-022-1307	17	338	\$355
20-42270.306-R-3	29-24-100-022-1308	17	338	\$355
20-42270.307-R-3	29-24-100-022-1309	17	338	\$355
20-42270.308-R-3	29-24-100-022-1310	17	338	\$355
20-42270.309-R-3	29-24-100-022-1311	17	338	\$355
20-42270.310-R-3	29-24-100-022-1312	17	338	\$355
20-42270.311-R-3	29-24-100-022-1313	17	338	\$355
20-42270.312-R-3	29-24-100-022-1314	17	338	\$355
20-42270.313-R-3	29-24-100-022-1315	17	338	\$355
20-42270.314-R-3	29-24-100-022-1316	17	338	\$355
20-42270.315-R-3	29-24-100-022-1317	17	338	\$355
20-42270.316-R-3	29-24-100-022-1318	17	338	\$355
20-42270.317-R-3	29-24-100-022-1319	17	338	\$355
20-42270.318-R-3	29-24-100-022-1320	17	338	\$355
20-42270.319-R-3	29-24-100-022-1321	17	338	\$355
20-42270.320-R-3	29-24-100-022-1322	17	338	\$355
20-42270.321-R-3	29-24-100-022-1323	17	338	\$355
20-42270.322-R-3	29-24-100-022-1324	17	338	\$355
20-42270.323-R-3	29-24-100-022-1325	17	338	\$355
20-42270.324-R-3	29-24-100-022-1326	17	338	\$355
20-42270.325-R-3	29-24-100-022-1327	17	338	\$355
20-42270.326-R-3	29-24-100-022-1328	17	338	\$355
20-42270.327-R-3	29-24-100-022-1329	17	338	\$355
20-42270.328-R-3	29-24-100-022-1330	17	338	\$355
20-42270.329-R-3	29-24-100-022-1331	17	338	\$355
20-42270.330-R-3	29-24-100-022-1332	17	338	\$355
20-42270.331-R-3	29-24-100-022-1333	17	338	\$355
20-42270.332-R-3	29-24-100-022-1334	17	338	\$355
20-42270.333-R-3	29-24-100-022-1335	17	338	\$355
20-42270.334-R-3	29-24-100-022-1336	17	338	\$355
20-42270.335-R-3	29-24-100-022-1337	17	338	\$355
20-42270.336-R-3	29-24-100-022-1338	17	338	\$355
20-42270.337-R-3	29-24-100-022-1339	17	338	\$355
20-42270.338-R-3	29-24-100-022-1340	17	338	\$355
20-42270.339-R-3	29-24-100-022-1341	17	338	\$355

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 is improved with two hundred and sixty-six (266) residential condominium units and seventy-five (75) parking spaces located in a condominium building that is approximately 43 years old. The 339 parcels on appeal have a combined 99.164% ownership interest in the condominium.¹ The property has a 66,359 square foot site and is located in Calumet City, Proviso 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 both overvaluation and lack of assessment equity as the bases of the appeal. In support of the overvaluation component of the appeal, the appellant marked “recent sale” and submitted information on twenty-seven (27) comparable sales of condominium units located in the subject’s condominium which occurred from January 2017 to January 2020. The sold units have a 10.57% ownership interest in the condominium. The appellant calculated the total consideration for the twenty-seven units to be \$1,166,000. The appellant then divided the total consideration by the 10.57% ownership interest the units have in the condominium to arrive at a full value for the condominium building of \$11,031,222, rounded. The appellant then multiplied the estimated market value of the condominium by the “*de facto*” level of assessment for residential property of 8.80% [italics in original] based on the 2019 Illinois Department of Revenue Sales Ratio Study, and the reported ownership interest in the condominium of 99.1661%, to arrive at a combined total assessment for the condominium of \$962,652. To document the sales the appellant submitted a spreadsheet summarizing the sales depicting the corresponding percentage of ownership and the purchase date along with copies of six Multiple Listing Service (MLS) data sheets. The spreadsheet discloses the sales prices of the units ranging from \$6,190 to \$65,000² and disclosed twenty-five properties were deemed to be arm’s length sales and six properties were identified as foreclosure sales.

As to the lack of equity argument, the appellant reported that the subject units for 2020 have an aggregate assessment of \$1,353,115 which the appellant claims when divided by the 8.80% *de facto* level of assessment, and the reported ownership interest of 99.1661%, results in a fair market value of \$15,506,159.

Based on the foregoing evidence and argument, the appellant requested a reduction in the assessment of the subject condominium units.

¹ The board of review reported the subject has a 99.164% ownership interest in the condominium, which was not refuted by the appellant during the rebuttal period.

² The appellant’s analysis combined eight Parcel numbers to reflect a total of four sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing a combined assessment for the 339 parcels under appeal of \$1,353,115. This assessment reflects a market value of \$13,531,150 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10%.

In support of its contention of the correct assessment, the board of review submitted a document entitled Condominium Analysis Results for 2020 in which it used twenty-four (24) sales, twenty of which were presented by the appellant, with the addition a June 2020 sale for \$55,807, an April 2017 sale for \$10,000 and a June 2020 sale for \$3,192, respectively. Given the twenty-four sales, the board of review arrived at a total consideration for the condominium units that sold of \$897,687 which sold units had a 6.5782% ownership interest in the condominium. Dividing the total consideration by the percentage of ownership in the condominium resulted in a full value of the condominium building of \$13,646,393, rounded. Multiplying the calculated full value for the condominium property, by the taxable percentage interest of ownership of 99.164%, indicates a full taxable value for the condominium property of \$13,532,309. Applying the 10% Ordinance level of assessment for class 2-99 property results in a total combined taxable assessment for the units under appeal of \$1,353,231, above the current total assessment of the units. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant provided a sales analysis of twenty-seven sales from the subject condominium, while the board of review provided a sales analysis of twenty-four sales from the subject condominium, twenty of which were common to both parties, to support their respective positions before the Property Tax Appeal Board.

The Board gives less weight to the estimated market value as indicated in the appellant's sales analysis as the appellant applied an 8.8% *de facto* 2019 level of assessment to the total consideration of the sales prices in the analysis but failed to establish any evidence to apply a 2019 sales ratio study to the instant 2020 tax year appeal. Likewise, the equity argument was tied to this 2019 *de facto* level of assessment for an appeal of property for tax year 2020.

The Board finds the best evidence of market value on this record to be the board of review's twenty-four sales, twenty of which were common to both parties. However, the Board places greater weight on the board of review's analysis due to the inclusion of two more recent sales within the subject condominium from 2020, that were not included in the appellant's analysis. The board of review's sales were for condominium units and parking spaces which sold from April 2017 to June 2020 for a total consideration of \$897,687. The calculated sales prices of the condominium units and the parking stalls, and the percentage interest of ownership in the units

that sold of 6.5782%, indicates a full value for the condominium property of \$13,646,393, rounded. The calculated full value for the condominium property, and the percentage interest of ownership of the taxable units of 99.164%, indicate a full taxable value for the condominium property of \$13,532,309, which is slightly greater than the subject's estimated market value as reflected by its assessment of \$13,531,150. Based on this evidence, the Board finds no change 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: _____

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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