



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

APPELLANT: Barbara Jaffee
DOCKET NO.: 21-31404.001-R-1
PARCEL NO.: 14-29-218-042-1001

The parties of record before the Property Tax Appeal Board are Barbara Jaffee, the appellant(s); 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:

LAND: \$20,505
IMPR.: \$47,811
TOTAL: \$68,316

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 2021 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 two-bedroom residential condominium garden-unit. The dwelling was constructed in 2002. The property has a 1,750 square foot site and is located in Chicago, Lake View 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 overvaluation and inequity as the basis of the appeal. In support of these arguments, the appellant submitted information on four two-bedroom garden-unit condominium comparables located within a ¼ mile radius of the subject. These comparables sold between 2010 to 2022 and ranged in sales price from \$405,000 to \$570,000. These comparables had improvement assessments ranging from \$14.05 to \$28.68. Based on this, the appellant requested an assessed value of \$45,000.

The board of review submitted its “Board of Review Notes on Appeal” disclosing that the total assessment for the subject is \$68,316. The subject’s assessment reflects a market value of \$683,167 when applying the 2021 statutory level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a condominium analysis showing that three units in the subject’s building or 75% of ownership in the common elements sold from May 2018 to May 2021 for an aggregate price of \$2,049,500. The aggregate sale price was then divided by the percentage of ownership interest in the common elements of the units sold to arrive at a total market value for the building of \$2,732,667.

This appeal was the subject of a hearing before the Board. During this hearing, the appellant testified she purchased the subject property in 2012 for \$450,000 and the property had not appreciated from that time until the present while her neighbor’s properties had appreciated tremendously. The appellant also testified the comparables she submitted were garden-unit condominiums located nearby which were the same size as the subject property. The appellant testified she selected these comparables because garden-unit condominiums were not valued the same as units located above ground.

The board of review did not have any questions for the appellant but testified the submitted sales analysis was the best indication of value for the subject property. The board of review also testified appellant comparable sales #1, and #2 were 2022 sales, appellant comparable #3 was not an arm’s-length transaction, and appellant comparable sale #4 was from a 2010 sale.

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 proven 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.

“Real property taxes . . . which are authorized by law to be assessed against and levied upon real property shall be assessed against and levied upon each unit and the owner’s corresponding percentage of ownership in the common elements as a tract, and not upon the property as a whole.” 765 ILCS 605/10(a).

The Board finds the best evidence of market value to be the condominium sales analysis submitted by the board of review. In taking the aggregate sales price of those sales (\$2,049,500) and dividing by the total percentage of ownership in the common elements of the units sold (75%), the Board finds that the subject’s building has a market value of \$2,732,667. Utilizing the subject units’ percentage of ownership in the common elements (25%) results in a market value for the subject of \$683,167. The subject’s current assessment reflects a market value equal to the market value established by the best comparables in this record. Based on this record, the Board

finds the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's 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



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:

December 19, 2023



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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