



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

APPELLANT: Greenview Gardens Homeowners
DOCKET NO.: 21-37692.001-R-1 through 21-37692.010-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Greenview Gardens Homeowners, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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 **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
21-37692.001-R-1	14-29-128-041-0000	12,615	38,385	\$51,000
21-37692.002-R-1	14-29-128-042-0000	10,665	33,335	\$44,000
21-37692.003-R-1	14-29-128-043-0000	10,665	33,335	\$44,000
21-37692.004-R-1	14-29-128-044-0000	10,620	33,380	\$44,000
21-37692.005-R-1	14-29-128-045-0000	10,890	40,110	\$51,000
21-37692.006-R-1	14-29-128-046-0000	12,675	38,325	\$51,000
21-37692.007-R-1	14-29-128-047-0000	10,665	33,335	\$44,000
21-37692.008-R-1	14-29-128-048-0000	10,665	33,335	\$44,000
21-37692.009-R-1	14-29-128-049-0000	10,650	33,350	\$44,000
21-37692.010-R-1	14-29-128-050-0000	10,845	40,155	\$51,000

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 ten parcels that are improved with thirty-year-old residential townhomes. Four townhomes each have 1,360 square feet of living area and six townhomes each have 1,085 square feet of living area. The properties are located in Chicago, Lake View

Township, Cook County. The subject properties are classified as a class 2-95 properties under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant disclosed that five of the subject parcels sold from September 2019 to April 2021 for prices ranging from \$475,000 to \$580,000. The appellant calculated the total consideration for these five parcels was \$2,730,000 and total living area of 6,250 square feet resulting in an average total purchase price per square foot of \$436.80. The appellant then multiplied the average price per square foot of \$436.80 by the subject's ten properties total living area of 11,950 square feet which equals a total aggregate value of \$5,219,760. The appellant then subtracted 10% for personal property which equals an adjusted aggregate value of \$4,697,784. The appellant then multiplied the estimated market value of \$4,697,784 by the Illinois Department of Revenue's median level of assessment for Lake View Township of 9.09% to arrive at a total requested assessed value of \$427,028.

Based on this evidence the appellant requested a reduction in the assessment of each of the ten townhomes.

The board of review submitted its "Board of Review Notes on Appeal" for only one of the ten parcels under appeal. The board of review disclosed all ten parcels have a combined market value of \$4,680,000 based on their total assessments.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales where comparable #2 has no reported sale data which does not address the appellant's overvaluation argument and will not be further considered in this analysis. Comparable #1 is one of the subject properties that is under appeal (parcel number 14-29-128-042-0000). This property has a 711 square foot site improved with a 30-year-old townhome with 1,085 square feet and has full basement with finished area and central air conditioning. The board of review reported it sold in September 2020 for a price of \$475,000 or \$437.79 per square foot of living area, including land. Comparables #3 and #4 are located in a different neighborhood code than the subject. Each comparable has a site with 952 square feet that is improved with a 26-year-old townhome containing 1,332 square feet of living area. Each townhome has a slab foundation, central air conditioning, one fireplace and a 2-car garage. The comparables sold in August 2018 and November 2020 for prices of \$925,000 and \$980,000 or \$694.44 and \$735.74 per square foot of living area, including land, respectively. The board of review also disclosed subject parcel number 14-29-128-041-0000 sold in September 2019 for \$570,000 or \$419.12 per square foot of living area, including land. Based on this 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 Board finds the appellant reported five of the ten properties under appeal sold for prices ranging from \$475,000 to \$580,000, which are greater than the estimated market values reflected by their respective assessments. Furthermore, based on the average price per square foot of these five sales, the appellant reported a total aggregate purchase price for all ten subject parcels of \$5,219,760 which is greater than the subject's total estimated market value of \$4,680,000 as reflected by the assessments of all ten parcels. The Board also finds there is no support for the appellant's 10% personal property adjustment to the total aggregate purchase price. Based on this evidence the Board finds a reduction in the subject's assessment 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: _____

April 15, 2025



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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