



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

APPELLANT: 1014 West Roscoe Condo Assoc.
DOCKET NO.: 21-38908.001-R-1 through 21-38908.010-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1014 West Roscoe Condo Assoc., the appellant(s), by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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
21-38908.001-R-1	14-20-412-046-1001	8,200	24,799	\$ 32,999
21-38908.002-R-1	14-20-412-046-1002	8,370	25,629	\$ 33,999
21-38908.003-R-1	14-20-412-046-1003	8,483	25,516	\$ 33,999
21-38908.004-R-1	14-20-412-046-1004	6,786	20,213	\$ 26,999
21-38908.005-R-1	14-20-412-046-1005	6,918	21,081	\$ 27,999
21-38908.006-R-1	14-20-412-046-1006	7,069	21,930	\$ 28,999
21-38908.007-R-1	14-20-412-046-1007	282	217	\$ 499
21-38908.008-R-1	14-20-412-046-1008	339	160	\$ 499
21-38908.009-R-1	14-20-412-046-1009	339	160	\$ 499
21-38908.010-R-1	14-20-412-046-1010	339	160	\$ 499

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2021. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

Findings of Fact

The subject consists of six condominium units and four deeded parking spaces with a 100.00% total ownership interest in the common elements. The property is located in Lake View Township, Cook County. The subject units are all classified as a class 2-99 property 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 submitted information on three sale comparables that were not located in the subject's building. These sale comparables sold between February 2019 and December 2020 for \$247,500 to \$285,000, or \$232.62 to \$285.00 per square foot of living area. The appellant also submitted information on a sale comparable located in the subject's building. This sale comparable had a 17.76% ownership in the common elements and sold in June 2017 for \$280,000. In Section II of the appeal form, the appellant stated that the subject is owner-occupied and that the subject is not owner-occupied. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$106,251.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$186,990. The subject's assessment reflects a market value of \$1,869,900 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 53.16% of ownership in the common elements, sold between January 2021 and January 2021 for an aggregate price of \$1,009,970. This analysis included three of the subject units. 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 \$1,899,868.

In rebuttal, the appellant argued that the board of review's sale comparables did not actually occur as described on the Notes on Appeal. In support of this assertion, the appellant submitted printouts from the Cook County Recorder of Deeds' website showing the documents filed with that office for each of these three sale comparables going back to at least 2007. None of these printouts show the sale transactions for the board of review's purported sale comparables.

At hearing, both parties reaffirmed the evidence previously submitted. Upon questioning from the Board's ALJ, the board of review's analyst agreed that the sale information for the sale comparables submitted by the board of review in the Notes on Appeal was not accurate.

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).

Initially, the Board finds that the information regarding the board of review's sale comparables was not accurate. The Board makes this finding based on the printouts from the Cook County Recorder of Deeds' website submitted by the appellant in written rebuttal, and the board of review analyst's admission at hearing. As such, the Board accorded the board of review's sale comparables no weight in this analysis.

The appellant did not disclose the subject's improvement size, which is the unit of measure utilized by the appellant in the requested assessment. Additionally, the one sale comparable submitted by the appellant that is within the subject's building is not enough evidence to establish the market for the subject as of the relevant lien date of January 1, 2021. As such, the Board is unable to determine whether the subject is overvalued. For these reasons, the Board finds that 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: _____

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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