



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

APPELLANT: Mt. Greenwood Condominium Assn.  
DOCKET NO.: 21-45724.001-R-1 through 21-45724.030-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mt. Greenwood Condominium Assn., the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge, 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 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
21-45724.001-R-1	24-14-315-045-1008	947	7,494	\$8,441
21-45724.002-R-1	24-14-315-045-1009	1,214	9,608	\$10,822
21-45724.003-R-1	24-14-315-045-1010	971	7,687	\$8,658
21-45724.004-R-1	24-14-315-045-1011	1,228	9,724	\$10,952
21-45724.005-R-1	24-14-315-045-1012	1,321	10,453	\$11,774
21-45724.006-R-1	24-14-315-045-1014	1,321	10,453	\$11,774
21-45724.007-R-1	24-14-315-045-1015	1,228	9,724	\$10,952
21-45724.008-R-1	24-14-315-045-1016	971	7,687	\$8,658
21-45724.009-R-1	24-14-315-045-1017	1,214	9,608	\$10,822
21-45724.010-R-1	24-14-315-045-1018	947	7,494	\$8,441
21-45724.011-R-1	24-14-315-045-1019	947	7,494	\$8,441
21-45724.012-R-1	24-14-315-045-1020	1,214	9,608	\$10,822
21-45724.013-R-1	24-14-315-045-1021	971	7,687	\$8,658
21-45724.014-R-1	24-14-315-045-1022	1,228	9,724	\$10,952
21-45724.015-R-1	24-14-315-045-1023	1,321	10,453	\$11,774
21-45724.016-R-1	24-14-315-045-1024	835	6,611	\$7,446
21-45724.017-R-1	24-14-315-045-1026	1,228	9,724	\$10,952
21-45724.018-R-1	24-14-315-045-1027	971	7,687	\$8,658
21-45724.019-R-1	24-14-315-045-1028	1,214	9,608	\$10,822
21-45724.020-R-1	24-14-315-045-1029	947	7,494	\$8,441
21-45724.021-R-1	24-14-315-045-1030	947	7,494	\$8,441
21-45724.022-R-1	24-14-315-045-1031	1,214	9,608	\$10,822
21-45724.023-R-1	24-14-315-045-1032	971	7,687	\$8,658
21-45724.024-R-1	24-14-315-045-1033	1,228	9,724	\$10,952
21-45724.025-R-1	24-14-315-045-1034	1,321	10,453	\$11,774

21-45724.026-R-1	24-14-315-045-1035	835	6,613	\$7,448
21-45724.027-R-1	24-14-315-045-1036	1,321	10,453	\$11,774
21-45724.028-R-1	24-14-315-045-1037	1,228	9,724	\$10,952
21-45724.029-R-1	24-14-315-045-1039	1,214	9,608	\$10,822
21-45724.030-R-1	24-14-315-045-1040	947	7,494	\$8,441

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 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 twenty-seven condominium units with a combined 68.92% ownership in the common elements of a condominium building with forty-two condominium units. It is situated on a 36,600 square foot parcel of land located in Chicago, Lake Township, Cook County. The subject property is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on overvaluation. In support of this argument, appellant analyzed sales information for nine of the subject units. These units sold between 2018 and 2021 for prices ranging from \$67,980 and \$125,000. Based on the total ownership of the common elements for the nine comparable sales units of 19.73%, appellant calculated a total market value for building of \$4,328,839, and a total market value for the twenty-seven subject units of \$2,983,436. Appellant also included a copy of the board of review's decision letter reflecting its total valuation assessment for the subject units of \$315,512. Based on this evidence, appellant requested a reduction the total assessment of the subject units to \$298,344.

In support of its contention of the correct assessment, the board of review submitted its "Board of Review – Notes on Appeal" disclosing the subject property's total assessment of \$315,512. This assessment reflects a market value of \$3,155,120 using the Cook County Real Property Assessment Classification Ordinance for class 2 property of 10%. The Board of review analyzed sales information for seven of the subject units for a total sales amount of \$713,980 and a 15.73% ownership interest in the common elements for a total market value for the building of \$4,538,970. Then, the board calculated a combined ownership interest of \$75.36% for thirty units in the subject's building, the board calculated a total market value of \$3,420,567.

This matter was set to proceed to hearing. Prior to hearing, the parties submitted a written request to waive hearing and for this matter be written on the evidence previously submitted. The administrative law judge granted the parties' request.

#### **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 *did meet* this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the seven comparable sales submitted by both parties plus the additional two comparable sales submitted by appellant. Based on the total ownership of the common elements for the nine comparable sales units of 19.73%, the total resulting market value for building is \$4,328,839. The subject twenty-seven condominium units have a combined 68.92% ownership in the common elements for a total market value of \$2,983,436. Based on this record, the Board finds that the subject property's current assessment of \$315,512 reflects a market value not supported by the current assessment. Accordingly, appellant did prove by a preponderance of the evidence that the subject property was overvalued and a reduction 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.



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Chairman



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Member



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Member



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Member



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Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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:

January 20, 2026

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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**

State of Illinois  
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**APPELLANT**

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