



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

APPELLANT: Claire Herdeggen
DOCKET NO.: 21-52153.001-R-1 through 21-52153.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Claire Herdeggen, the appellant, by attorney Jeffrey G. Hertz, of Sarnoff Property Tax 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 **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
21-52153.001-R-1	17-09-113-018-1005	1,886	22,928	\$24,814
21-52153.002-R-1	17-09-113-018-1219	221	2,777	\$2,998

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 1-bedroom/1-bathroom residential condominium unit with 840 square feet of living area and is approximately 15 years old. The unit is located within a 442-unit condominium and has a combined 0.3666% interest in the common elements of the condominium. Features of the subject unit include central air conditioning, a fireplace, and a 1-car garage parking space. The property has a 32,870 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on August 2, 2021 for a price of \$275,000. The appellant partially completed Section IV of the appeal petition disclosing the property was sold through a realtor and was advertised for sale through the Multiple Listing

Service for 31 days, and the sale was not due to foreclosure or by contract for deed. In support of the sale, the appellant submitted copies of a listing sheet, a settlement statement indicating a purchase price of \$272,500 on August 2, 2021 and payment of realtors' commissions, and various closing documents. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect a purchase price of \$275,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$35,427. The subject's assessment reflects a market value of \$354,270 or \$421.75 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a sales analysis based on 123 sales within the subject's condominium, including a September 2021 sale of the subject for a combined sale price of \$278,124. These sales have an aggregate sale price of \$29,057,741 and represent a combined 28.6824% interest in the common elements of the condominium. Based on these sales, a total value of \$101,308,611 was calculated for the condominium and a value of \$371,397 for the subject parcels was calculated based on the subject's combined ownership interest in the common elements of the condominium of 0.3666%. The board of review requested the subject's assessment be sustained.

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.Adm.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.Adm.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant presented evidence of an August 2021 sale of the subject and the board of review presented a sales analysis based on 123 sales within the subject's condominium, including a September 2021 sale of the subject, in support of their respective positions before the Board. The Board finds the best evidence of market value to be the purchase of the subject property in September 2021 for a price of \$278,124, which was not refuted by the appellant and is just above the sale price reported by the appellant. The Board finds the September 2021 purchase price is below the market value reflected by the assessment. Based on this record, the Board finds a reduction in the subject's assessment is appropriate.

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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