



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

APPELLANT: Ballard Court Condominium 5 Association
DOCKET NO.: 22-34700.001-R-1 through 22-34700.016-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ballard Court Condominium 5 Association, the appellant, by Timothy C. Jacobs, attorney-at-law of Kovitz Shifrin Nesbit 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
22-34700.001-R-1	09-15-307-165-1001	645	13,318	\$13,963
22-34700.002-R-1	09-15-307-165-1002	524	10,828	\$11,352
22-34700.003-R-1	09-15-307-165-1003	461	9,525	9,986
22-34700.004-R-1	09-15-307-165-1004	510	10,538	\$11,048
22-34700.005-R-1	09-15-307-165-1005	461	9,525	\$9,986
22-34700.006-R-1	09-15-307-165-1006	463	9,553	\$10,016
22-34700.007-R-1	09-15-307-165-1007	645	13,318	\$13,963
22-34700.008-R-1	09-15-307-165-1008	402	8,308	\$8,710
22-34700.009-R-1	09-15-307-165-1009	588	12,130	\$12,718
22-34700.010-R-1	09-15-307-165-1010	526	10,856	\$11,382
22-34700.011-R-1	09-15-307-165-1011	519	10,711	\$11,230
22-34700.012-R-1	09-15-307-165-1012	533	11,001	\$11,534
22-34700.013-R-1	09-15-307-165-1013	489	10,104	\$10,593
22-34700.014-R-1	09-15-307-165-1014	526	10,856	\$11,382
22-34700.015-R-1	09-15-307-165-1015	588	12,130	\$12,718
22-34700.016-R-1	09-15-307-165-1016	624	12,883	\$13,507

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 2022 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 is improved with a two-story residential condominium building of brick exterior construction. The building is approximately 48 years old with 16 units and a slab foundation. The property has a 13,097 square foot site located in Des Plaines, Palatine 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 as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales composed of class 2-99 residential condominiums located in the subject's condominium complex. These properties sold from July 2019 to September 2021 for prices ranging from \$95,000 to \$155,000. The appellant indicated that three of the sales were arm's-length and one sale was described as being a short sale. The appellant provided an analysis indicating the comparable sales had a total percentage of ownership in the common elements of 27.1066%. The appellant further indicated the aggregate sales price for the four sales was \$499,0000. The appellant then divided the aggregate sales price by the percentage of ownership interest in the common elements of the units that sold to arrive at a value for the entire condominium of \$1,840,880. Applying the 10% level of assessment for class 2-99 property under the Cook County Real Property Assessment Classification Ordinance to the estimated market value of \$1,840,880 results in a total revised assessment of \$184,088.¹

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject condominium of \$207,131 reflecting a market value of \$2,071,310 when applying the level of assessment for class 2-99 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted a document titled Condominium Analysis Results for 2022 for the subject's condominium complex. The analysis included appellant's comparable sales #1 and #2 that were reported to have sold in July 2021 and July 2019 for prices of \$132,000 and \$155,000, respectively. The board of review indicated the total adjusted consideration for the units was \$287,000 and the percentage of ownership interest in the condominium of the units that sold totaled 13.5863%. Dividing the total adjusted consideration by the percentage of interest of the units sold resulted in an estimated market value for the subject's condominium complex of \$2,112,422. Multiplying the market value of the complex by the level of assessment for class 2-99 property under the Cook County Real Property Assessment Classification Ordinance of 10% would result in a total assessment of \$211,242, which is greater than the subject's total assessment of \$207,131.

In its submission the board of review indicated that appellant's comparable sale #3, that ended in parcel number -1010, was excluded from its analysis as an "as-is" sale from a trust following the passing of the original owner. The board of review also excluded appellant's comparable sale #4, that ended in parcel number -1016, as a short sale.

¹ On the petition the appellant requested the subject's total assessment be reduced to \$184,086 while the appellant's counsel argued in the brief the subject's actual market value was \$1,748,836 and requested an assessment of \$174,884.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains four sales of residential condominium units located in the subject's condominium building, with two common sales used by the parties, to support their respective positions. The appellant described its comparable sale #3 as being arm's length. However, in its analysis the board of review opted not to use appellant's comparable sale #3 because the property sold "as is" and was a sale from a trust following the passing of the original owner. The Board finds; however, the board of review did not provide any evidence that this property was not exposed to the market or that the buyer and seller were related individuals that would call into question the arm's length nature of the sale. For these reasons the Board finds it is appropriate to consider appellant's comparable sale #3 in determining the correct assessment of the subject property.

The appellant described its comparable sale #4 as a "short sale." The board of review opted not to use appellant's comparable sale #4 because the transaction was a "short sale." Section 1-23 of the Property Tax Code provides a definition of "compulsory sale" stating in part:

"Compulsory sale" means (i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" (35 ILCS 200/1-23).

Additionally, section 16-183 of the Property Tax Code and section 1910.50(k) of the rules of the Property Tax Appeal Board provide:

The Property Tax Appeal Board shall consider compulsory sales of comparable properties for the purpose of revising and correcting assessments, including those compulsory sales of comparable properties submitted by the taxpayer. (35 ILCS 200/16-183 & 86 Ill.Admin.Code §1910.50(k)).

Based on these provisions the Property Tax Appeal Board finds it is appropriate to consider appellant's comparable sale #4 in determining the correct assessment of the subject property.

Based on this record, the Board finds the best evidence of market value to be the analysis presented by the appellant using four condominium sales from the subject's condominium complex and included the two sales used by the board of review. These four comparables units comparables sold from July 2019 to September 2021 for prices ranging from \$95,000 to \$155,000 and for a total consideration of \$499,000. Dividing the total adjusted consideration by the percentage of interest in the common elements of the units that sold of 27.1066% results in an estimated market value for the condominium complex of \$1,840,880. Multiplying the estimated market value of the complex by the level of assessment for class 2-99 property under

the Cook County Real Property Assessment Classification Ordinance of 10%, results in a total assessment of \$184,088, which is less than the subject's total assessment of \$207,131. Based on this evidence the Board finds 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.



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: _____

November 25, 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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