



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

APPELLANT: 1225 W Carmen Condo
DOCKET NO.: 22-40721.001-R-1 through 22-40721.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1225 W Carmen Condo, the appellant, by attorney Dora Cornelio, 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
22-40721.001-R-1	14-08-308-056-1001	10,571	28,438	\$39,009
22-40721.002-R-1	14-08-308-056-1002	10,257	27,922	\$38,179
22-40721.003-R-1	14-08-308-056-1003	11,502	31,657	\$43,159
22-40721.004-R-1	14-08-308-056-1004	11,188	30,310	\$41,498

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 consists of four residential condominium units within a building that is approximately 23 years old. Each unit has central air conditioning. The subject parcels have a combined 100% interest in the common elements of the condominium. The property has a 5,440 square foot site and is located in Chicago, Lake View 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 five comparable sales, one of which is located within the same assessment neighborhood code as the subject. The appellant did not provide the proximity

of these comparables to the subject. The comparables have sites ranging in size from 6,250 to 14,968 square feet of land area and are improved with class 2-99 residential condominium units ranging in size from 1,080 to 1,600 square feet of living area. Four comparables are from 91 to 100+ years old. Four comparables have central air conditioning and two comparables each have one garage parking space as depicted in the listing sheets presented by the appellant. The comparables sold from March 2021 to November 2022 for prices ranging from \$218,000 to \$296,000 or from \$145.33 to \$268.43 per square foot of living area, including land.

The appellant submitted a brief asserting the comparables are sales of 3-bedroom condominium units like the subject parcels. The appellant contended the comparables sold for prices per bedroom ranging from \$72,666 to \$98,666 which are below the subject's \$267,777 per bedroom value reflected in their assessments. Based on this evidence the appellant requested a reduction in the subject's combined improvement assessment to \$70,482.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total combined assessment for the subject of \$161,845. The subject's assessment reflects a market value of \$1,618,450, including land, when applying the level of assessment for class 2 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 sales analysis based on one sale of one of the subject parcels. This property sold in August 2019 for a price of \$540,000. Based on this parcel's 26.43% interest in the common elements of the condominium and its sale price, the board of review computed a value for the condominium of \$2,043,132. 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.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 appellant presented information regarding five comparable sales and the board of review presented a sales analysis based on a sale of one of the subject parcels. The Board gives less weight to the appellant's comparables as the appellant did not disclose the dwelling sizes of the subject parcels in order for the Board to compare the dwelling sizes of the subject parcels to the appellant's comparables. Moreover, these comparables are significantly older than the subject and the appellant did not disclose the proximity of these comparables to the subject, four of which are located in a different assessment neighborhood code than the subject.

The Board finds the best evidence of market value to be the sales analysis presented by the board of review which is based on a sale of one of the subject parcels. The subject's assessment reflects a market value of \$1,618,450, including land, which is below the value of \$2,043,132 indicated by the sales analysis. 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: _____

August 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

1225 W Carmen Condo, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602