



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

APPELLANT: Springfield Manor Condominium Assn  
DOCKET NO.: 22-41726.001-R-1 through 22-41726.019-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Springfield Manor Condominium Assn, the appellant(s), by attorney Timothy C. Jacobs, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
22-41726.001-R-1	13-11-323-030-1001	1,076	12,265	\$13,341
22-41726.002-R-1	13-11-323-030-1002	828	9,440	\$10,268
22-41726.003-R-1	13-11-323-030-1003	1,408	16,047	\$17,455
22-41726.004-R-1	13-11-323-030-1004	925	10,545	\$11,470
22-41726.005-R-1	13-11-323-030-1005	1,052	11,985	\$13,037
22-41726.006-R-1	13-11-323-030-1006	1,055	12,019	\$13,074
22-41726.007-R-1	13-11-323-030-1007	990	11,281	\$12,271
22-41726.008-R-1	13-11-323-030-1008	1,317	15,006	\$16,323
22-41726.009-R-1	13-11-323-030-1009	1,419	16,168	\$17,587
22-41726.010-R-1	13-11-323-030-1010	1,052	11,985	\$13,037
22-41726.011-R-1	13-11-323-030-1011	1,061	12,094	\$13,155
22-41726.012-R-1	13-11-323-030-1012	990	11,278	\$12,268
22-41726.013-R-1	13-11-323-030-1013	1,319	15,028	\$16,347
22-41726.014-R-1	13-11-323-030-1014	1,419	16,168	\$17,587
22-41726.015-R-1	13-11-323-030-1015	1,058	12,051	\$13,109
22-41726.016-R-1	13-11-323-030-1016	1,061	12,094	\$13,155
22-41726.017-R-1	13-11-323-030-1017	990	11,278	\$12,268
22-41726.018-R-1	13-11-323-030-1018	1,316	14,990	\$16,306
22-41726.019-R-1	13-11-323-030-1019	1,419	16,168	\$17,587

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 19 residential condominium units contained in a 19-unit residential condominium building. Each unit was designated with a Property Index Number (PIN). The building is 98-year-old, three-story, and of masonry construction. The property is situated on 7,774 square feet of land in Jefferson Township, Cook County. It is a Class 2 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 eight suggested comparable sales of units in the subject building. These sales occurred from 2019 through 2022. Five were of single units, PINs 1002, 1009, 1010, 1012 and 1017. One transaction was a bulk sale of three units, PINs 1003, 1005 and 1018, in 2021. The appellant cited the sale of PIN 1010 in 2021 for \$139,000. These sales totaled 41.631% of the common elements. The aggregate total consideration was \$1,113,777. The result was a suggested full value of \$2,675,350. The appellant requested an assessment reduction to \$230,480. The appellant submitted Multiple Listing Service (MLS) listing sheets for five of the sales. For the bulk sale of three units, the appellant submitted a settlement statement.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$282,977. The subject's assessment reflects a market value of \$2,829,770 when applying the 2022 level of assessment of 10.00% for Class 2 property 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 with information on suggested comparable sales for seven units in the building. These were PINs 1002, 1005, 1009, 1010, 1011, 1012 and 1017. PIN 1005 was part of the bulk sale of units 1003, 1005 and 1018 in 2021. The board of review cited the sale of PIN 1010 in 2022 for \$215,000 and the sale of PIN 1011 in 2022 for \$160,000. All units sold from 2019 through 2022 for a total consideration of \$1,349,777. The units sold comprised of 33.987% the common elements of the building. The result was a full value of the property at \$3,971,450.

### **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 Board finds the bulk sale of three of the appellant's and board of review's suggested recent sales to lack sufficient evidence of market value of each component. Of the remaining sales, the appellant and board of review cited five of the same sales in support of their respective arguments. The Board finds the best evidence of market value to be the appellant's comparable sale(s) for PINs 1002, 1009, 1012, 1017 and 1019. The Board finds the best evidence of market value to be the board of review comparable sale(s) for PINs 1002, 1009, 1010, 1011, 1012 and 1017. The Board gives greater weight to the board of review's 2022 sales since they were sold in the lien year. The Board gives less weight to the bulk sales from both parties. The best comparable properties sold for prices ranging from \$75,000 to \$215,000. The total sale consideration of the best comparable sales is \$924,777. The best sales comprised of 29.15% of the common elements. The resulting suggested market value is \$2,695,725, or an assessment of \$269,572 when applying the 2022 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. 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.

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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: \_\_\_\_\_

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: July 15, 2025



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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

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