



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

APPELLANT: Newport Court Townhouse Condominium
DOCKET NO.: 22-42919.001-R-2 through 22-42919.021-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Newport Court Townhouse Condominium, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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
22-42919.001-R-2	14-20-411-069-1001	11,701	28,298	\$39,999
22-42919.002-R-2	14-20-411-069-1002	15,810	38,189	\$53,999
22-42919.003-R-2	14-20-411-069-1003	15,810	38,189	\$53,999
22-42919.004-R-2	14-20-411-069-1004	15,810	38,189	\$53,999
22-42919.005-R-2	14-20-411-069-1005	15,810	38,189	\$53,999
22-42919.006-R-2	14-20-411-069-1006	14,053	33,946	\$47,999
22-42919.007-R-2	14-20-411-069-1007	13,279	31,720	\$44,999
22-42919.008-R-2	14-20-411-069-1008	15,512	37,487	\$52,999
22-42919.009-R-2	14-20-411-069-1009	15,512	37,487	\$52,999
22-42919.010-R-2	14-20-411-069-1010	15,512	37,487	\$52,999
22-42919.011-R-2	14-20-411-069-1011	12,981	31,018	\$43,999
22-42919.012-R-2	14-20-411-069-1012	12,713	30,286	\$42,999
22-42919.013-R-2	14-20-411-069-1013	12,416	29,583	\$41,999
22-42919.014-R-2	14-20-411-069-1014	18,490	44,509	\$62,999
22-42919.015-R-2	14-20-411-069-1015	13,517	32,482	\$45,999
22-42919.016-R-2	14-20-411-069-1016	13,428	32,571	\$45,999
22-42919.017-R-2	14-20-411-069-1017	13,309	31,690	\$44,999
22-42919.018-R-2	14-20-411-069-1018	13,220	31,779	\$44,999
22-42919.019-R-2	14-20-411-069-1019	13,101	30,899	\$44,000
22-42919.020-R-2	14-20-411-069-1020	12,981	31,018	\$43,999
22-42919.021-R-2	14-20-411-069-1021	12,773	30,226	\$42,999

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 property is a 19,850 square foot site located in Chicago, Lakeview Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. The subject improvement is a 25-year-old multi-level structure of masonry construction housing a 21-unit residential condominium development known as Newport Court Townhouse Condominium.

The appellant contends the subject assessment overvalues the subject property based on recent sales of comparable properties. To demonstrate the current assessment exaggerates the subject's market value, the appellant put forth nine sales of units in the condominium. The appellant's selected sales occurred between June 2019 and November 2021 for between \$388,100 and \$552,000. The appellant argued that the net sale price divided by the percentage of ownership of the nine units resulted in a full market price of the entire development and factoring in an 8.83% uniform adjusted value and the percentage of ownership appealed [99.99%]¹ resulted in a market value of \$864,033 to which the appellant requested the subject's total assessment be reduced.

The county board of review responded in its "Notes on Appeal" that the subject was correctly assessed at \$1,012,980. The subject's assessment reflects a market value of \$10,129,800 when using the 10% Cook County Real Estate Classification Ordinance assessment level for class two properties. In defense of the assessment, the board of review submitted a condominium analysis calculating the estimated fair market value of the subject unit based on 14 sales from July 2019 to November 2022 for between \$388,100 and \$720,000. The analysis took total consideration from those sales, divided by the percentage of interest in the units sold, resulting in a full market price for the entire development. Then using 100% for the interests under appeal calculated a total assessed value of \$1,065,612. The board of review requested that the assessment be confirmed.

The matter was set for hearing February 5, 2026, but prior to that date the parties waived hearing and requested the Board to decide the appeal on the evidence submitted.

Conclusion of Law

The appellant contends the board of review's assessment of the subject overvalues the property. When market value is the basis of the appeal, the value of the property must be proven by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). Proof of

¹ Parcel numbers for the appeal are 14-20-411-069-1001 through 1021.

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 Property Tax Appeal Board (PTAB) finds the appellant failed to satisfy this burden of proof.

In this record, each party submitted the same nine sales of units in the subject's building. The only difference between the parties' submissions are the five additional sales offered by the board of review. The Board finds the best evidence of market value to be the parties' common comparable sales, as well as the five additional sales submitted by the board of review. The Board finds the analysis of the board of review to be the best indication of market value. The appellant's analysis argued that on the same evidence a reduction is warranted as the subject should be assessed at no more than 8.83% of market value; the board of review's analysis did not include such an adjustment. The Board gives no weight to the appellant's median level of assessment argument as the Illinois Department of Revenue 2021 Cook County multiplier announcement is insufficient. As such, the Board concludes the appellant did not prove the subject assessment exaggerated the units market value by a preponderance of the evidence and an assessment reduction is not merited.

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 21, 2026



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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