



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

APPELLANT: Ladonna Condominium Association
DOCKET NO.: 22-45997.001-R-2 through 22-45997.015-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ladonna Condominium Association, the appellant, by attorney Angel Carpio, of Worsek & Vihon LLP 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
22-45997.001-R-2	14-05-118-034-1001	6,706	27,292	\$33,998
22-45997.002-R-2	14-05-118-034-1002	3,958	16,041	\$19,999
22-45997.003-R-2	14-05-118-034-1003	3,958	16,041	\$19,999
22-45997.004-R-2	14-05-118-034-1004	10,514	43,485	\$53,999
22-45997.005-R-2	14-05-118-034-1005	5,052	20,947	\$25,999
22-45997.006-R-2	14-05-118-034-1006	5,052	20,947	\$25,999
22-45997.007-R-2	14-05-118-034-1016	9,731	40,268	\$49,999
22-45997.008-R-2	14-05-118-034-1017	4,883	20,116	\$24,999
22-45997.009-R-2	14-05-118-034-1018	4,883	20,116	\$24,999
22-45997.010-R-2	14-05-118-034-1019	7,356	29,643	\$36,999
22-45997.011-R-2	14-05-118-034-1020	3,727	15,272	\$18,999
22-45997.012-R-2	14-05-118-034-1021	3,727	15,272	\$18,999
22-45997.013-R-2	14-05-118-034-1022	6,653	27,346	\$33,999
22-45997.014-R-2	14-05-118-034-1023	3,691	15,308	\$18,999
22-45997.015-R-2	14-05-118-034-1024	3,691	15,308	\$18,999

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 subject property consists of fifteen residential condominium units located within a building that is approximately 108 years old. The subject parcels have a combined 93.97% interest in the common elements of the condominium. The property has an 11,119 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 indicated a contention of law as the basis of the appeal. In support of the contention of law, the appellant submitted a brief asserting the subject units are not assessed according to their percentage interest in the common elements of the condominium as required by Section 10(a) of the Condominium Property Act (765 ILCS 605/10(a)). The appellant explained the fifteen subject parcels are all of the residential units within the condominium, which also includes nine parking spaces that are not a part of this appeal. The appellant asserted the subject parcels have a combined 93.97% interest in the common elements of the condominium.

The appellant submitted a spreadsheet computing indicated market values of the whole condominium based on the individual assessment of each parcel within the condominium¹ and its ownership interest. The appellant computed a value for the whole condominium of \$2,095,522 based on each of the nine parking spaces and computed a range of values from \$3,604,944 to \$3,688,916 based on the fifteen subject parcels. The appellant contended these values show the parcels are not uniformly assessed based on their percentage interests.

Based on this evidence, the appellant requested a reduction in the assessments of the subject parcels to reflect their percentage interests based on a market value for the whole condominium of \$2,095,522.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total combined assessment for the subject parcels of \$426,984. The combined assessment of the subject parcels reflects a market value of \$4,269,840, 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 fourteen sales within the subject condominium, including sales of eight of the subject parcels. The fourteen sales occurred from July 2019 to August 2022 for prices ranging from \$17,483 to \$479,825, with an aggregate sale price of \$3,192,994. These properties have a combined interest of 61.0000% in the common elements of the condominium. The board of review then computed a total value for the condominium of \$5,234,416. Based on this analysis, the subject parcels would have a combined value of \$4,918,781 based on their combined 93.97% interest. Based on this evidence, the board of review requested the subject's assessment be sustained.

¹ The Board notes the appellant did not use the correct assessment for each parcel in its spreadsheet when compared to the final decisions of the board of review for these parcels.

Conclusion of Law

The appellant's argument is based on a contention of law regarding the interpretation and application of Section 10(a) of the Condominium Property Act (765 ILCS 605/10(a)). The standard of proof on a contention of law is a preponderance of the evidence. (See 5 ILCS 100/10-15). The Board finds the appellant did not meet this burden of proof and a reduction in the assessment of the subject parcels is not warranted.

As an initial matter, the Board finds the appellant did not indicate overvaluation as a basis of the appeal despite arguing for a lower market value in its brief. The Board finds the only evidence of market value in this record is the sales analysis presented by the board of review, which includes sales of eight of the subject parcels. The Board finds the appellant did not present any evidence to support the market value used in its analysis.

With regard to the appellant's contention that the subject parcels have not been assessed according to their percentage interests, the Board finds this argument has merit. The assessments of the subject parcels reflect a combined market value of \$4,269,840. Based on this market value and the combined interest of 93.97% of the subject parcels, the whole condominium would have a market value of \$4,543,833. Applying the percentage ownership of each of the subject parcels to this total market value would result in a reduction in the assessments of some subject parcels and an increase in the assessments of other subject parcels. However, given that not all of the parcels within the condominium are part of this appeal and the Board lacks jurisdiction to allocate the condominium's value to the parcels that are not part of this appeal, the Board finds a partial allocation to only the subject parcels would not be appropriate and would not achieve the uniformity in the application of percentage interests sought by the appellant. Based on this record, the Board finds adjustments of the assessments of the subject parcels are not warranted.

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

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