



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

APPELLANT: Team Schiller Condominium Association
DOCKET NO.: 22-59333.001-R-2 through 22-59333.007-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Team Schiller Condominium Association, the appellant, by attorney Michael R. O'Malley, 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 **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
22-59333.001-R-2	17-06-215-039-1001	4,533	29,131	\$33,664
22-59333.002-R-2	17-06-215-039-1002	5,668	36,426	\$42,094
22-59333.003-R-2	17-06-215-039-1003	4,820	30,979	\$35,799
22-59333.004-R-2	17-06-215-039-1004	4,820	30,979	\$35,799
22-59333.005-R-2	17-06-215-039-1005	4,820	30,979	\$35,799
22-59333.006-R-2	17-06-215-039-1006	4,820	30,979	\$35,799
22-59333.007-R-2	17-06-215-039-1007	7,371	47,367	\$54,738

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 consists of seven, owner-occupied, residential units within a condominium building, one of which is a coach house. The building is approximately 19 years old. The subject property has an 8,100 square foot site and is located in Chicago, West Chicago Township, Cook County. The residential units are each classified as a class 2-99 residential condominium under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends the assessment of the subject property as established by the decision of the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2022 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). The appellant disclosed that the subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 21-30434. In that appeal, the Property Tax Appeal Board issued a decision lowering the combined total assessment for the subject property to \$273,692 based on the evidence in the record. The appellant asserts that 2022 is within the same general assessment period which runs from 2021 to 2023. Based on this evidence, the appellant requests the 2022 tax year decision to "be carried forward" to the 2023 tax year.

The board of review submitted its "Board of Review Notes on Appeal." The board of review did not disclose the first year of the general assessment period but did disclose that no township equalization factor was applied in 2022 by county assessment officials in West Chicago Township. The board of review did not challenge the appellant's assertion that the subject property is an owner-occupied dwelling or that the 2021 and 2022 tax years are in the same general assessment period. In support of its contention of the subject's assessment, the board of review submitted a condominium analysis consisting of one sale from the subject's condominium building.

Conclusion of Law

The appellant raised a contention of law asserting that the assessment of the subject property as established by the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2022 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). When a contention of law is raised the burden of proof is a preponderance of the evidence. (See 5 ILCS 100/10-15). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds that the assessment as established by the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2022 tax year at issue subject only to equalization, if any, as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed the Property Tax Appeal Board issued a decision reducing the combined total assessment for the subject property under Docket Number 21-30434 to \$273,692 for the 2021 tax year based on the evidence in the record. The record further indicates that the subject

property is an owner-occupied building and the Board finds that 2021 and 2022 are within the same general assessment period for West Chicago Township. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decision or that the decision of the Property Tax Appeal Board has been reversed or modified upon review. The record also disclosed that a township equalization factor was not applied in the 2022 tax year by county assessment officials in West Chicago Township. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior tax year decision.

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: _____

July 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

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

APPELLANT

Team Schiller Condominium Association, by attorney:
Michael R. O'Malley
Schmidt Salzman & Moran, Ltd.
111 West Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

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