



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

APPELLANT: Erie Square Condominium Association
DOCKET NO.: 23-20988.001-R-1 through 23-20988.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Erie Square Condominium Association, 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
23-20988.001-R-1	16-07-107-026-1001	1,603	21,359	\$22,962
23-20988.002-R-1	16-07-107-026-1002	1,251	16,667	\$17,918
23-20988.003-R-1	16-07-107-026-1003	1,219	16,247	\$17,466
23-20988.004-R-1	16-07-107-026-1004	1,183	15,756	\$16,939

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 2023 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 a two-story building containing four residential condominium units with a combined total of 100% ownership interest in the common elements of the condominium property. The building is approximately 66 years old. The building contains three, one bedroom units and one, two-bedroom unit, and features central air conditioning and an attached garage.¹ The property has 4,045 square feet of land area and is located in Oak Park, Oak Park Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

¹ Additional descriptive details of the subject were provided by the appellant, which were not refuted by the board of review.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable properties. The parcels are located within .7 of a mile from the subject property and are improved with condominium units that are from 51 to 61 years old or from 71 to 80 years old. Five comparables are one bedroom units that are located in either a 16 unit, a 126 unit or a 160 unit condominium property and four comparables are two bedroom units that are located in either a 16 unit, a 28 unit or a 38 unit condominium property. Two comparables have partial basements with finished area. The comparables sold from June 2021 to November 2022 for prices ranging from \$69,210 to \$105,000.

In a brief, counsel for the appellant presented sales data on ten comparable properties that depict one bedroom units sold for prices ranging from \$39,210 to \$72,000 and the two bedroom units sold for prices ranging from \$96,000 to \$112,500.² The appellant submitted Multiple Listing Service printouts for each comparable sale. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect a median unit value for one bedroom units of \$70,000 and two bedroom units of \$105,000.

The appellant also submitted a copy of the Cook County Board of Review Decision depicting the final 2023 assessments for each parcel under appeal which have a combined total assessment of \$75,285. The subject's assessment reflects a market value of \$752,850 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

The board of review submitted its "Board of Review Notes on Appeal." In support of its contention of the correct assessment the board of review submitted a sales analysis prepared by Denyqua Cary, an analyst with the Cook County Board of Review. The analyst reiterated the 2023 final assessments for each parcel under appeal. According to the analyst the condominium property has a combined total assessment for all four residential units of \$75,285 with an indicated full value for the property of \$752,850. The analyst provided sales data for two residential units in the subject's condominium property. The sales occurred in April 2021 and July 2022 for a price of \$172,000 and \$183,000, respectively. The sale price was divided by the combined percentage of interest of ownership in the condominium property for the units of 47.00% to arrive at an indicated full value for the property of \$755,319, which is greater than the full value of the property as reflected by its assessment. The analyst determined that by applying the percentage of interest to each unit under appeal suggests that the 2023 assessments of the four units would require upward adjustments ranging from \$55 to \$75. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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

² The first nine comparables in the appellant's brief are the same nine comparables depicted in the appellant's grid analysis. Comparable #10 is an additional comparable of a two bedroom condominium unit that is 61 to 70 years old and sold for \$112,500.

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 provided sales data on a total of ten comparable properties, while the board of review provided a sales analysis of two comparable sales in the subject's condominium property to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to the appellant's comparables as none of the units have central air conditioning, like the subject and/or the comparables differ from the subject building in age.

The Board finds the best evidence of market value to be the board of review's condominium analysis. The analyst determined the condominium property had a full value of \$755,319, which is greater than the condominium property's full value of \$752,850 as reflected by its assessment. Therefore, 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:

May 19, 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

Erie Square Condominium Association, 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