



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

APPELLANT: Paradise Condominiums
DOCKET NO.: 23-28949.001-R-1 through 23-28949.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Paradise Condominiums, the appellant, by attorney Kevin Fanning, of Fanning Law, LLC in Schaumburg, 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
23-28949.001-R-1	23-13-102-083-1001	2,632	10,053	\$12,685
23-28949.002-R-1	23-13-102-083-1002	2,638	10,075	\$12,713
23-28949.003-R-1	23-13-102-083-1003	2,644	10,098	\$12,742
23-28949.004-R-1	23-13-102-083-1004	2,647	10,113	\$12,760
23-28949.005-R-1	23-13-102-083-1005	2,647	10,113	\$12,760
23-28949.006-R-1	23-13-102-083-1006	2,647	10,113	\$12,760
23-28949.007-R-1	23-13-102-083-1007	474	1,812	\$2,286
23-28949.008-R-1	23-13-102-083-1008	466	1,781	\$2,247
23-28949.009-R-1	23-13-102-083-1009	466	1,781	\$2,247
23-28949.010-R-1	23-13-102-083-1010	470	1,797	\$2,267
23-28949.011-R-1	23-13-102-083-1011	466	1,781	\$2,247
23-28949.012-R-1	23-13-102-083-1012	474	1,812	\$2,286

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 property is improved with a three-story, multi-family dwelling of masonry construction with six condominium units and six garage parking spaces located in Palos Hills,

Palos Township, Cook County. The dwelling is 28 years old. Each condominium unit has two bathrooms, two bedrooms, and an assigned garage parking space. The subject is located on a 24,102 square foot site. It is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$900,000, as of January 1, 2023. Photographs of the subject dwelling's interior and exterior were included with the appraisal. The appraiser relied on the sales comparison approach and used data from sales of five suggested comparable properties. Each suggested comparable was a condominium unit in Palos Hills with two bedrooms, two bathrooms, and an assigned garage parking space. The sales took place between December 2020 and March 2023, for amounts ranging from \$140,000 to \$152,500. The appraiser adjusted the sales prices where necessary to account for differences between the subject and the comparables. The appraiser concluded that the value of each of the subject's six units as of the relevant valuation date of January 1, 2023, including the assigned garage parking spaces, was \$150,000, and the subject's value was \$900,000. Based on this evidence, the appellant seeks to have the assessment reduced to \$90,000.

The board of review submitted its "Board of Review Notes on Appeal" stating that the subject's total assessment was \$925,500, which was an apparent typographical error. The actual total assessment was \$124,664. The subject's assessment reflects a market value of \$1,246,640, when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%. The board of review also submitted a document titled Condominium Analysis Results for 2023. That document states that the market value of the subject's six units was \$925,497, and the assessed value was \$92,550. The only sales data mentioned in the document was sales of three of the subject's units and their assigned garage spaces. These sales took place in 2015.

The appellant contends that the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of an appeal, the value of the property must be proved 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 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 parties appear to agree that the appellant is entitled to an assessment reduction. The board of review's Condominium Office states that the subject's fair market value as of the relevant valuation date was \$925,500, which corresponds with an assessed valuation of \$92,550. Based upon the appraisal that it submitted, the appellant asserts that the subject's value was \$900,000 as of the relevant date, and the correct assessed value is \$90,000.

This Board concludes that the appraisal is the best evidence of the subject's fair market value. The appraiser used the sales comparison approach and relied on data from recent sales of five condominium units. Like the subject's six units, these comparables each had two bedrooms, two bathrooms, and an assigned garage parking space, and they are located in Palos Hills. The appraiser adjusted the sales prices of these units when necessary to account for differences

between them and the subject units. In contrast, the only sales data present in the board of review's Condominium Analysis for 2023 was sales of three of the subject's units and parking spaces from 2015. Those sales were too remote in time to be of use in determining the subject's fair market value in 2023.

Accordingly, this Board finds that the subject's value as of January 1, 2023, was \$900,000. This corresponds with an assessed value of \$90,000 under the 10% level provided in the Cook County Real Property Assessment Classification Ordinance. Accordingly, the appellant has shown overvaluation by a preponderance of the evidence, and a reduction in the subject's assessment to \$90,000 is 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

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: June 16, 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

Paradise Condominiums, by attorney:
Kevin Fanning
Fanning Law, LLC
1700 E. Golf Road
Suite 575
Schaumburg, IL 60173

COUNTY

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