



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

APPELLANT: Astor Plaza Condominium Assn
DOCKET NO.: 23-45606.001-R-2 through 23-45606.007-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Astor Plaza Condominium Assn, the appellant(s), 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 |
|------------------|----------------------|-------------|----------------|--------------|
| 23-45606.001-R-2 | 17-03-105-020-1002 | 20,945 | 82,404 | \$103,349 |
| 23-45606.002-R-2 | 17-03-105-020-1003 | 17,772 | 70,159 | \$87,931 |
| 23-45606.003-R-2 | 17-03-105-020-1004 | 26,975 | 107,173 | \$134,148 |
| 23-45606.004-R-2 | 17-03-105-020-1005 | 14,280 | 56,426 | \$70,706 |
| 23-45606.005-R-2 | 17-03-105-020-1006 | 22,532 | 88,969 | \$111,501 |
| 23-45606.006-R-2 | 17-03-105-020-1007 | 17,453 | 68,671 | \$86,124 |
| 23-45606.007-R-2 | 17-03-105-020-1008 | 25,387 | 100,609 | \$125,996 |

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 consists of seven of the eight condominium units in a building of masonry construction. The dwelling was constructed in 1900. Features of the home include a slab foundation and central air conditioning. The property has a 6,309 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The appellant did not state the distance of the comparables to the subject and only comparable #3 is located in the same general neighborhood as the subject. The comparables are 21- to over 100-year-old class 2-99 condominium residences with masonry construction. The comparables were sold between June 2022 and September 2023 for sale prices between \$492,500 and \$640,000. The comparables have sale prices per square foot between \$289.71 and \$376.47. The appellant did not state the living area of comparable #4 or its sale price per square foot. The appellant also included a brief regarding a property in Park Ridge that will not be considered since it is not applicable to this appeal of a property in Chicago. The appellant is requesting a total assessment of \$556,000.

In support of its contention of the correct assessment the board of review submitted a condominium analysis regarding recent sales in the eight-unit building the subject property is located in. Per the analysis, two condominiums have had sales in November 2020 and September 2023 that totaled \$2,120,000. The board of review stated that those sold units have a 27.1620.% ownership interest in the building and the total assessed value of all units would then be \$7,805,021. The board of review then stated that the 92.1530% interest that is under appeal is worth \$7,192,562 and then has an assessment value of \$719,256. The board of review is requesting that the current assessment be confirmed based on this analysis.

Conclusion of Law

When market value is a basis of the appeal, the taxpayer must prove the value of the property 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 did not meet this burden of proof and a reduction in the subject's assessment on this basis is not warranted.

The Board finds the best evidence of market value to be the condominium analysis of the board of review. The comparable sales submitted by the appellant are smaller than the one identified subject unit and the appellant did not provide information for any of the other units to otherwise compare them to these comparable sales. 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

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

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