



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

APPELLANT: 1502 N Sedgwick Condo Association
DOCKET NO.: 23-45624.001-R-1 through 23-45624.020-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1502 N Sedgwick Condo Association, the appellant(s), by attorney Anthony DeFrenza, of the Law Office of DeFrenza & Mosconi PC in Northbrook; 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
23-45624.001-R-1	17-04-111-059-1005	6,803	37,843	\$44,646
23-45624.002-R-1	17-04-111-059-1001	9,451	51,553	\$61,004
23-45624.003-R-1	17-04-111-059-1002	6,046	33,668	\$39,714
23-45624.004-R-1	17-04-111-059-1003	6,046	33,668	\$39,714
23-45624.005-R-1	17-04-111-059-1004	6,046	33,668	\$39,714
23-45624.006-R-1	17-04-111-059-1006	9,451	52,553	\$62,004
23-45624.007-R-1	17-04-111-059-1007	6,046	33,668	\$39,714
23-45624.008-R-1	17-04-111-059-1008	6,046	33,668	\$39,714
23-45624.009-R-1	17-04-111-059-1009	6,046	33,668	\$39,714
23-45624.010-R-1	17-04-111-059-1010	6,803	37,843	\$44,646
23-45624.011-R-1	17-04-111-059-1011	1,166	6,480	\$7,646
23-45624.012-R-1	17-04-111-059-1012	1,166	6,480	\$7,646
23-45624.013-R-1	17-04-111-059-1013	1,166	6,480	\$7,646
23-45624.014-R-1	17-04-111-059-1014	777	4,318	\$5,095
23-45624.015-R-1	17-04-111-059-1015	777	4,318	\$5,095
23-45624.016-R-1	17-04-111-059-1016	777	4,318	\$5,095
23-45624.017-R-1	17-04-111-059-1017	777	4,318	\$5,095
23-45624.018-R-1	17-04-111-059-1018	777	4,318	\$5,095
23-45624.019-R-1	17-04-111-059-1019	777	4,319	\$5,096
23-45624.020-R-1	17-04-111-059-1020	777	4,319	\$5,096

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 20 condominium units of masonry construction. The dwelling was constructed in 2005. Features of the home include a slab foundation, central air

conditioning, and a garage. The property has a 6,218 square foot site and is located in Chicago, North Chicago Township, Cook County.

In support of its contention of the correct assessment the board of review submitted a condominium analysis regarding recent sales in the 20-unit building and an explanation of why its analysis should be granted more weight than the board of review. Initially, the appellant stated that the board of review found the total value of the units s \$5,337,620, which translates to a total assessed value of \$533,762. Next, the appellant stated they did not consider 2023 sales because of recency. The appellant stated the sales of units 1010 and 1011 cannot be considered because they are not arms-length transactions because it was a transfer between family members. The appellant attached the deed. The appellant stated that the sale of unit 1007 should not be included because it was not an arms-length transaction. The appellant then stated it used four sales of units 1001, 1002, 1005, and 1009 and found the totals of those sales to be \$2,149,000. The appellant also applied a five percent personal property deduction making the total adjustment value of the sales to be \$2,041,550. These sold units constituted 40.971% of interest for a total value of \$4,982,915. The appellant is requesting a total assessment of \$498,210 based on this analysis.

In support of its contention of the correct assessment the board of review submitted a condominium analysis regarding recent sales in the 20-unit building the subject property is located in. Per the analysis, three condominiums have had sales between 2020 and 2023 that totaled \$4,144,391. The board of review stated that those sold units have a 76.5610% ownership interest in the building and the total assessed value of all units would then be \$4,144,391. The board of review then stated that the total value of the units appealed would be \$5,413,198 for a full assessed value of \$541,319. The board of review is requesting that the current assessment be confirmed based on this analysis.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002); 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 construction costs. (86 Ill.Admin.Code §1910.65(c)). The Board finds the appellant met not meet this burden of proof and a reduction in the subject's assessment is warranted.

In terms of the condo analyses of the parties, the Board accepted some, but not all of the appellant's arguments in terms of what the final condo analysis should be. The Board did not exclude 2023 sales as too recent, as there was no basis for this argument and 2023 sales are in fact the best reflection of 2023 value. The Board agreed that sales of units 1010 and 1011 should be excluded based on being between family members based on the evidence of the deed submitted by the appellant. The Board also excluded the sale of 1007 based on evidence submitted that this property was not an arms-length transaction. The board agrees that \$10,000 of market value, or \$1,000 of assessed value should be subtracted from the sale of unit 1001 based on evidence submitted. The board did not adopt the five percent personal property

deduction, as such a deduction has no basis in statute, appellate court precedent, or Property Tax Appeal Board Precedent.

With this math applied, and the above units excluded, this means that the percentage of the units sold had a sale value of \$5,091,890. This would lead to an assessed value of \$509,189. The appellant did show by a preponderance of the evidence that the total assessed value of the units is \$509,189.

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: 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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APPELLANT

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