



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

APPELLANT: 4119 N Western Condominium Association  
DOCKET NO.: 23-56033.001-R-1 through 23-56033.004-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 4119 N Western 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 **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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
23-56033.001-R-1	14-18-315-051-1001	6,990	61,740	\$68,730
23-56033.002-R-1	14-18-315-051-1002	5,423	47,902	\$53,325
23-56033.003-R-1	14-18-315-051-1003	5,423	47,902	\$53,325
23-56033.004-R-1	14-18-315-051-1004	6,267	55,353	\$61,620

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 four condominium units within a 4-story building of masonry exterior construction. The building is approximately 4 years old and the units each have from 22.5% to 29% ownership interest in the condominium. Features of the units include central air conditioning. The property has a 2,678 square foot site and is located in Chicago, Lakeview 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 the sales of each unit under appeal. The units sold from March 2021 to April 2023 for prices ranging from \$540,000 to \$610,000 or from \$265.22 to

\$338.89 per square foot of gross building area, including land. In support of the sales, the appellant submitted RealInfo property reports confirming the sale dates and sale prices. The appellant also submitted a sales analysis which calculated the total consideration of the four sales to be \$2,370,000. The appellant applied a personal property adjustment factor of 10% which was deducted from the total consideration of the sales to arrive at a total adjusted consideration of \$2,133,000. Based on this evidence, the appellant requested a reduced assessment of \$213,301, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$222,800. The subject's assessment reflects a market value of \$2,228,000 when using the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a document entitled Condominium Analysis Results for 2024, which was based on the sale of one of the subject units, to estimate the value of the condominium under appeal. The board of review arrived at a total consideration for the sale of \$540,000. The board of review analysis indicated this property has a 22.5% ownership interest in the condominium. Dividing the total consideration by the percentage of ownership in the condominium resulted in a full value of the condominium building of \$2,400,000, or an assessed value of \$240,000 when applying the 10% Ordinance level of assessment for class 2-99 property. 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 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 Board finds the best evidence of market value to be the purchases of the subject units, one of which was confirmed by the board of review. The appellant provided evidence confirming the sale prices and sale dates. The Board finds the purchase prices are below the market value reflected by the assessment. The Board finds the board of review did not present any substantive evidence to challenge the sales, and even used one of the sales as the basis for its condominium analysis. The Board gives less weight to the analysis presented by the board of review, which included one of the subject's sales and is dated 2024 rather than the 2023 assessment year being appealed. The Board also finds that there is no objective evidence in the record to support the appellant's adjustment to the sales to account for personal property. Based on this record the Board finds a reduction in the subject's assessment is 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

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APPELLANT

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