



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

APPELLANT: 2040 North Damen Condominium Associ
DOCKET NO.: 24-28809.001-R-2 through 24-28809.003-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 2040 North Damen Condominium Associ, 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
24-28809.001-R-2	14-31-135-046-1002	12,975	123,425	\$136,400
24-28809.002-R-2	14-31-135-046-1003	12,138	115,462	\$127,600
24-28809.003-R-2	14-31-135-046-1004	12,975	123,425	\$136,400

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 2022 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 subjects appealed consist of three condominium units located in an eight-year-old condominium building of brick construction. Features of the home include a full basement and central air conditioning. The property has a 4,811 square foot site and is located in Chicago, West Chicago Township, Cook County. The subjects are classified as class 2-99 properties 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 five comparable sales. The appellant did not state the distance of these comparables to the subject, but did state comparables #2, #4, and #5 are located in the same neighborhood. The comparables are six to 30-year-old class 2-99 condominium units. The comparables were sold between January 2023 and June 2024 for sale prices between

\$700,000 and \$782,500. The appellant provided sale prices per square foot of \$333.33 for comparable #1 and \$480.00 per square foot for comparable #2 and did not provide this information for the other comparables. The appellant is requesting a total assessment of \$226,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the three subject units of \$400,400. The subject's assessment reflects a market value of \$4,004,000 cumulatively for the three units. In support of its contention of the correct assessment the board of review submitted a condominium analysis for the property the subject units are located in. The board of review is arguing that Unit #4 sold in October 2022 for \$1,375,000. Unit #3 sold in May 2024 for \$1,265,000. Because the cumulative ownership of these units comprises 60% of the ownership interest of the building, the full value of all units appealed would be \$4,400,000 and because 91 percent of the building is being appealed, that value would be \$4,004,000 and the assessed value would be \$400,400. The board of review is requesting that the current assessment be confirmed.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the condominium analysis provided by the board of review. The board of review relies on two recent sales for 60 percent cumulative ownership interest in the building, which is a solid benchmark to base the entire value of the buildings and its units. On the other hand, the appellant provided incomplete information for its comparables, including only listing square feet of living area for two of the comparables, not listing the subject's square feet of living area, not stating how far away these units are, and not including a sale price per square feet for most of the comparables. Based on this incomplete information, the appellant did not meet its burden to show overvaluation. 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:

March 17, 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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