



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

APPELLANT: Sullivan Estates Condominium Association  
DOCKET NO.: 24-30443.001-R-1 through 24-30443.006-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Sullivan Estates Condominium Association, the appellant(s), by attorney Emily Barraza, of O'Keefe Lyons & Hynes, LLC 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:

| DOCKET NO        | PARCEL NUMBER      | LAND   | IMPRVMT | TOTAL    |
|------------------|--------------------|--------|---------|----------|
| 24-30443.001-R-1 | 17-06-317-041-1001 | 12,841 | 41,279  | \$54,120 |
| 24-30443.002-R-1 | 17-06-317-041-1002 | 12,841 | 41,279  | \$54,120 |
| 24-30443.003-R-1 | 17-06-317-041-1003 | 6,629  | 21,311  | \$27,940 |
| 24-30443.004-R-1 | 17-06-317-041-1004 | 6,629  | 21,311  | \$27,940 |
| 24-30443.005-R-1 | 17-06-317-041-1005 | 6,629  | 21,311  | \$27,940 |
| 24-30443.006-R-1 | 17-06-317-041-1006 | 6,629  | 21,311  | \$27,940 |

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 2024 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 six approximately 23-year-old condominium units of a six-unit building construction with 5,900 square feet of living area total. Features of the building include a full basement, central air conditioning, and a detached garage. The property has a 5,990 square foot site and is located in Chicago, West Chicago Township, Cook County. The properties are 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 an appraisal estimating the entire condominium building had a market value

of \$2,200,000 as of January 1, 2024. The appraiser relied on a sales comparison approach and identified four comparable properties. These properties are located near the subject in Chicago. The properties sold between September 2021 and April 2024 for sale prices between \$1,310,000 and \$4,028,000. The properties have adjusted sale prices per unit between \$290,000 and \$436,667. In the appraisal, the appraiser adjusted sale prices based on factors such as land to building ratio, parking spaces, condition, zoning, and age. The appellant is requesting a total assessment of \$220,000 total for all units to then be apportioned per unit by ownership percentage.

In support of its contention of the correct assessment the board of review submitted a condominium analysis regarding recent sales in the six-unit building the subject property is located in. Per the analysis, one condominiums had a sale in the past three years that totaled \$3,346,456. The board of review stated that sold unit has a 12.7% ownership interest in the building and the total assessed value of all units would then be \$3,346,456. The board of review then stated that the units would have value apportioned based on their ownership percentage. The board of review is requesting that the current assessment be confirmed based on this analysis.

### **Conclusion of Law**

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 the 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 Board finds that the best evidence of the subject's market value is the appraisal submitted by the appellant. That appraisal employed the sales comparison approach, relying upon sales of four suggested comparable properties in Chicago described above. The appraiser adjusted these sales prices to account for differences between the subject and the comparables. In contrast, the board of review's evidence consists of unadjusted sale data from only one of the units that is only 12.7% of the building.

Accordingly, the Board finds the entire condominium building had a fair market value of \$2,200,000 as of the assessment date at issue. Because the assessment reflects a greater fair market value, 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: \_\_\_\_\_

September 15, 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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