FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 1314-1316 E 54th St Condominium Associat
DOCKET NO.: 24-33987.001-R-1 through 24-33987.006-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1314-1316 E 54th St Condominium Associat, the appellant(s), by attorney Michael R. O'Malley, 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
24-33987.001-R-1	20-11-414-028-1001	11,321	16,163	$27,484
24-33987.002-R-1	20-11-414-028-1002	11,321	16,163	$27,484
24-33987.003-R-1	20-11-414-028-1003	11,315	16,154	$27,469
24-33987.004-R-1	20-11-414-028-1004	11,321	16,163	$27,484
24-33987.005-R-1	20-11-414-028-1005	11,321	16,163	$27,484
24-33987.006-R-1	20-11-414-028-1006	11,315	16,154	$27,469

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant filed a timely 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 is a residential condominium building that contains many units. The building is improved with a 97-year-old, three-story, building of masonry construction. According to the information submitted by the appellant in the Grid Analysis, the subject property contains 10,512 square feet of living area. According to the appellant's information in the Grid Analysis, the subject property is situated on 10,954 square feet of land in Hyde Park Township, Cook County. It is 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 five suggested comparable sales. These properties ranged from 10,926 to 18,555 square feet of living area. The property that contains 18,555 square feet is in the same neighborhood as the subject; all others are not. The subject property is a Class 2-99 condominium; the five suggested comparable properties are Class 2-11 properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of $163,874 for the subject property. The board of review did not submit evidence in support of its contention of the correct 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant has the burden of going forward with evidence with substantive, documentary evidence or legal argument sufficient to challenge the correctness of the assessment of the subject property. *86 Ill.Admin.Code §1910.63(b)*. The appellant failed to meet this burden. At best, the appellant's evidence is conflicting and confusing.

The Board finds the appellant's properties are not comparable to the subject. Four of them are not in the same neighborhood, all are in different classifications of properties. The only property in the same neighborhood is not similar with the subject in square footage of living area. That the board of review did not submit comparable properties in support of the assessment does not alleviate the appellant of its burden. Therefore, based on the evidence submitted, 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:

C E R T I F I C A T I O N

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: November 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 9-215 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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