



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

APPELLANT: 3824 North Greenview Condominium Associa
DOCKET NO.: 24-34033.001-R-1 through 24-34033.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3824 North Greenview Condominium Associa, 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
24-34033.001-R-1	14-20-105-051-1001	29,324	39,253	\$68,577
24-34033.002-R-1	14-20-105-051-1002	22,449	30,051	\$52,500
24-34033.003-R-1	14-20-105-051-1003	24,950	33,399	\$58,349

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 is a residential condominium building which is 27 years old and has three units. The property sits on a 4,125 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 asserts overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three suggested sales comparables and a condo analysis. The comparable properties located in the subject building sold between October 2020 and July 2022, for a total sales amount of \$1,834,000 and total ownership interest in the common elements of 100%. In appellant's condo analysis, appellant deducted 10% for personalty and calculated an adjusted market value for the subject building of 165,060,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$165,061.

The board of review letter indicates a total assessment for the subject of \$179,426. The subject's assessment reflects a market value of \$1,794,260 when applying the 10% level of assessment for a 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 information on comparable sales utilizing a condominium analysis consisting of one sale of a condominium from within the same building that sold in July 2022. The board of review's comparable is the same as the appellant's comparable #2. The board of review's comparable had a sale price of \$525,000 with an ownership interest of 29.2600% resulting in a conclusion of the full value of the condominium building of \$1,794,258 or a total assessment of the whole building of \$179,426. Based on this evidence, the board of review is requesting the assessment be upheld.

Conclusions 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 major difference between the appellant's condominium analysis and the board of review's condominium analysis is the appellant's request to include a 10% reduction of total sales price for personal property. The board gives little weight to the appellant's request for a reduction of the sales price of 10% based on personal property. The appellant did not provide sufficient evidence detailing the personal property purported to be part the sales or supply any statutory or case law authority that this reduction must be given. Taking the appellant's comparables #1, #2, and #3, without the reduction of 10% for personal property, the analysis would lead to an estimated total market value of \$183,400, which is above the current assessed value. Therefore, based on this record, the Board finds no reduction in the subject's assessment is warranted.

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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: _____

October 20, 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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APPELLANT

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