FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 1902 N Spaulding Condominium Association
DOCKET NO.: 24-47236.001-R-1 through 24-47236.006-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1902 N Spaulding Condominium Association, 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
24-47236.001-R-1	13-35-403-038-1001	3,331	33,937	$37,268
24-47236.002-R-1	13-35-403-038-1002	3,331	33,937	$37,268
24-47236.003-R-1	13-35-403-038-1003	3,434	34,978	$38,412
24-47236.004-R-1	13-35-403-038-1004	3,434	34,978	$38,412
24-47236.005-R-1	13-35-403-038-1005	3,068	31,252	$34,320
24-47236.006-R-1	13-35-403-038-1006	3,068	31,252	$34,320

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 property is a residential condominium building that contains six units, each designated with a Property Index Number (PIN), 1001 through 1006. These six units comprise the subject property under appeal. The property is improved with a 17-year-old, three-story, building of masonry construction. Features of the subject include a slab foundation, central air conditioning, and six fireplaces. The property is situated on 5,315 square feet of land in Jefferson 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 four suggested comparable sales in the building: PINs 1001, 1003, 1004, and 1005. The appellant cited a total consideration of $1,501,500 for these four sales. These units comprised of 67.46% of the common elements. The resulting full value of the subject property was $2,225,763. The appellant subtracted 10.00% from this total for personal property to arrive at an adjusted total real property consideration of $2,003,187. The appellant requests an assessment of $200,319.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of $220,000 for the subject property. The subject's assessment reflects a market value of $2,200,000 when applying the 2024 level of assessment of 10.00% 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 condominium analysis with information on suggested comparable sales for the same four units in the building, PINs 1001, 1003, 1004, and 1005, cited by the appellant as suggested comparable sale properties. These units sold from 2021 through 2024 for a total consideration of $1,501,500. The units sold comprised of 67.46% the common elements of the building. The result was a full value of the property at $2,225,763.

The parties were in accord as to the dates and sale prices of their mutual suggested sale properties. PIN 1001 owned 16.94% of the common elements and sold for $210,000 in 2024. PIN 1003 owned 17.46% of the common elements and sold for $361,500 in 2022. PIN 1004 owned 17.46% of the common elements and sold for $390,000 in 2022. PIN 1005 owned 15.60% of the common elements and sold for $330,000 in 2021.

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 app2eal 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 board of review comparable sale(s) analysis. This and the appellant’s analyses were based on the same four sales of units in the subject building. However, the Board gives minimal weight to the appellant’s argument for a personal property reduction of the suggested market value because it was not supported by evidence or a basis in law.

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:

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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

1902 N Spaulding Condominium Association, by attorney:
Michael R. O'Malley
Schmidt Salzman & Moran, Ltd.
111 West Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602