



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

APPELLANT: Klee Plaza Condominium Association
DOCKET NO.: 24-49187.001-R-2 through 24-49187.040-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Klee Plaza 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
24-49187.001-R-2	13-16-431-035-1001	2,219	20,919	\$23,138
24-49187.002-R-2	13-16-431-035-1002	2,283	21,516	\$23,799
24-49187.003-R-2	13-16-431-035-1003	2,828	26,657	\$29,485
24-49187.004-R-2	13-16-431-035-1004	2,156	20,321	\$22,477
24-49187.005-R-2	13-16-431-035-1005	1,864	17,572	\$19,436
24-49187.006-R-2	13-16-431-035-1006	2,042	19,245	\$21,287
24-49187.007-R-2	13-16-431-035-1009	2,536	23,907	\$26,443
24-49187.008-R-2	13-16-431-035-1012	2,600	24,505	\$27,105
24-49187.009-R-2	13-16-431-035-1013	2,283	21,516	\$23,799
24-49187.010-R-2	13-16-431-035-1016	1,763	16,615	\$18,378
24-49187.011-R-2	13-16-431-035-1017	2,219	20,919	\$23,138
24-49187.012-R-2	13-16-431-035-1018	2,283	21,516	\$23,799
24-49187.013-R-2	13-16-431-035-1019	2,828	26,656	\$29,484
24-49187.014-R-2	13-16-431-035-1020	2,156	20,321	\$22,477
24-49187.015-R-2	13-16-431-035-1021	1,864	17,572	\$19,436
24-49187.016-R-2	13-16-431-035-1022	2,042	19,245	\$21,287
24-49187.017-R-2	13-16-431-035-1025	2,536	23,907	\$26,443
24-49187.018-R-2	13-16-431-035-1028	2,600	24,505	\$27,105
24-49187.019-R-2	13-16-431-035-1029	2,283	21,516	\$23,799
24-49187.020-R-2	13-16-431-035-1032	1,763	16,615	\$18,378
24-49187.021-R-2	13-16-431-035-1033	2,219	20,919	\$23,138
24-49187.022-R-2	13-16-431-035-1034	2,283	21,516	\$23,799
24-49187.023-R-2	13-16-431-035-1035	2,828	26,657	\$29,485
24-49187.024-R-2	13-16-431-035-1036	2,156	20,321	\$22,477

24-49187.025-R-2	13-16-431-035-1037	1,864	17,571	\$19,435
24-49187.026-R-2	13-16-431-035-1038	2,042	19,245	\$21,287
24-49187.027-R-2	13-16-431-035-1041	2,536	23,907	\$26,443
24-49187.028-R-2	13-16-431-035-1044	2,600	24,505	\$27,105
24-49187.029-R-2	13-16-431-035-1045	2,283	21,516	\$23,799
24-49187.030-R-2	13-16-431-035-1048	1,763	16,615	\$18,378
24-49187.031-R-2	13-16-431-035-1049	2,219	20,919	\$23,138
24-49187.032-R-2	13-16-431-035-1050	2,283	21,516	\$23,799
24-49187.033-R-2	13-16-431-035-1051	2,828	26,656	\$29,484
24-49187.034-R-2	13-16-431-035-1052	2,156	20,321	\$22,477
24-49187.035-R-2	13-16-431-035-1053	1,864	17,571	\$19,435
24-49187.036-R-2	13-16-431-035-1054	2,042	19,245	\$21,287
24-49187.037-R-2	13-16-431-035-1057	2,536	23,907	\$26,443
24-49187.038-R-2	13-16-431-035-1060	2,600	24,505	\$27,105
24-49187.039-R-2	13-16-431-035-1061	2,283	21,516	\$23,799
24-49187.040-R-2	13-16-431-035-1064	1,763	16,615	\$18,378

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 64 units, each designated by a Property Index Number (PIN). The subject property is improved with a 96-year-old, four-story, building of masonry construction. Features of the subject include a slab foundation and central air conditioning. The property is situated on 36,239 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 six suggested comparable sales. Three of these were units in the subject building. They were designed PINs 1001, 1004, and 1022

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of \$941,400 for the subject property. The subject's assessment reflects a market value of \$9,410,000 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 seven units in the building. Three of these units, PINs 1001, 1004, and 1022, were in the subject building and were cited by the appellant as comparable sale properties. The seven units cited by the board of review sold from 2021 through 2024 for a total consideration of \$1,373,000. The units sold comprised of 10.39% the common elements of the building. The result was a full value of the property at \$13,214,463.

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 appellant's comparable sale(s) #4, #5 and #6 (PINs 1001, 1004, and 1022), and the board of review comparable sale(s) for PIN 1001, 1004, and 1022. These comparable properties were the same as cited by both parties, sold for the same prices as cited by both parties, and fall within the range of the best evidence in the record. Based on this evidence, the Board finds a reduction in the subject's assessment is not justified.

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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: _____

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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