



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

APPELLANT: Donna Drescher
DOCKET NO.: 14-35165.001-R-1
PARCEL NO.: 17-15-103-026-1062

The parties of record before the Property Tax Appeal Board are Donna Drescher, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, 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:

LAND: \$1,719
IMPR.: \$29,551
TOTAL: \$31,270

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2013 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge the assessment for the 2014 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 parcel is improved with a residential condominium in a building of 350 units. The building is 39 years old and the subject unit constitutes a percentage of ownership of .3375%. No information was disclosed regarding the size of the condominium. The property is located in neighborhood 10 in Chicago, South Chicago Township, Cook County. It is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. The appellant did not complete Section IV - Recent Sale Data of the appeal and provided no information on whether the sale was advertised, if the sale was between family or related corporations, or if the appellant renovated the subject after purchase. The appellant submitted an Escrow Trust Disbursement Statement and a Condominium Purchase Agreement disclosing the subject was purchased in June 2010 for the price of \$329,500.

The appellant also submitted a copy of the 2013 Property Tax Appeal Board Final Administrative Decision (Docket #13-35541.001-R-1) in which the total assessment was lowered to \$31,270 reflecting a market value of \$312,700 at the 10% level of assessment for class 2 properties. In a petition, the appellant's attorney disclosed the petitioner is the owner of the subject property described as condominium unit #4410 but did not say the subject is owner-occupied. The address of the appellant is not the same address as the subject parcel. Based on this evidence, the appellant requested the subject's 2014 assessment be reduced to \$31,270.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,257. The subject's 2014 assessment reflects a market value of approximately \$342,570 at the class 2 residential assessment level of 10%.

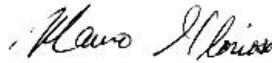
In support of the subject's assessment the board of review submitted a Condominium Analysis designed to equitably assess all condominiums in the building based on percentage of ownership. As part of this analysis, the board of review reported information on sales of 91 condominium units in the building. Of these 91 sales, seven had the same percentage of ownership as the subject (.3375%). Three of these sales were dated, occurring in 2010. Four sales were more recent occurring between January and July 2012 with sale prices of either \$290,000 or \$305,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends overvaluation as the basis of the appeal. 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 met this burden of proof and a reduction in the subject's assessment based on overvaluation is warranted.

The Board gave less weight to the subject's "recent sale" which occurred in 2010, approximately 42 months prior to the subject's assessment date of January 1, 2014. The Board finds the best evidence of market value in the record to be the 2012 sales of four condominiums, which had ownership percentages of .3375%, the same as the subject. The comparables sold from January and July 2012 for either \$290,000 or \$305,000. The subject's assessment reflects a market value of approximately \$342,570 which is greater than the four comparable sales submitted by the board of review. Based on this record, the Board finds the preponderance of the evidence shows the subject is overvalued and a reduction in the subject's assessment commensurate with the appellant's request is warranted.

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: February 13, 2019



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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