



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

APPELLANT: Oakton Villa Condominium Assn
DOCKET NO.: 19-28026.001-R-1 through 19-28026.018-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Oakton Villa Condominium Assn, the appellant(s), by attorney Noah J. Schmidt, 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
19-28026.001-R-1	09-27-201-015-1001	1,079	16,826	\$17,905
19-28026.002-R-1	09-27-201-015-1002	1,048	16,341	\$17,389
19-28026.003-R-1	09-27-201-015-1003	1,141	17,797	\$18,938
19-28026.004-R-1	09-27-201-015-1004	1,141	17,797	\$18,938
19-28026.005-R-1	09-27-201-015-1005	953	14,858	\$15,811
19-28026.006-R-1	09-27-201-015-1006	883	13,779	\$14,662
19-28026.007-R-1	09-27-201-015-1007	953	14,858	\$15,811
19-28026.008-R-1	09-27-201-015-1008	985	15,370	\$16,355
19-28026.009-R-1	09-27-201-015-1009	812	12,673	\$13,485
19-28026.010-R-1	09-27-201-015-1010	812	12,673	\$13,485
19-28026.011-R-1	09-27-201-015-1011	985	15,370	\$16,355
19-28026.012-R-1	09-27-201-015-1012	968	15,100	\$16,068
19-28026.013-R-1	09-27-201-015-1013	901	14,049	\$14,950
19-28026.014-R-1	09-27-201-015-1014	968	15,100	\$16,068
19-28026.015-R-1	09-27-201-015-1015	1,001	15,613	\$16,614
19-28026.016-R-1	09-27-201-015-1016	828	12,916	\$13,744
19-28026.017-R-1	09-27-201-015-1017	828	12,916	\$13,744
19-28026.018-R-1	09-27-201-015-1018	1,001	15,613	\$16,614

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 2019 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 consists of eighteen condominium units in an eighteen-unit condominium building. The eighteen units have a combined total 100% ownership interest in the common elements and are located in Chicago, Lake View Township, Cook County. Each of the subject condominium units are classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on overvaluation. In support of its overvaluation argument, appellant submitted a chart listing: all the subject units with their percentage of ownerships ranging from 4.70% to 6.60%; the purchase price and purchase date of one of the units ending in PIN -1007; an allocated sale price for each unit; the average price less 15% personalty; an adjusted price of 8.72%, a requested A/V at the adjusted personal property; and the 2019 assessment value. Appellant also submitted a copy of the real estate sale contract for the unit ending in PIN -1007. Appellant submitted sales information for one out of the eighteen subject condominium units which was purchased in June 2019, for \$176,000. After deducting 15% for personal property, appellant divided the adjusted sales amount by that unit's percentage of ownership of 5.51% to arrive at a value for all eighteen units of \$2,715,063. Appellant then applied the "respective" percentage of ownership of each unit to arrive at allocated sale prices. Appellant then deducted 15% for personal property to arrive at estimated market values for each unit. Appellant requested reductions in the assessments to values ranging from \$13,485 to \$18,938.

The board of review submitted its "Board of Review Notes on Appeal" disclosing a total assessment of \$286,936 which reflects a market value of \$2,869,360 or from \$13,131 to \$16,961 per unit when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted its "Condominium Analysis Results for 2019" disclosing that three out of the eighteen subject property units sold between July 2015 and May 2019 for prices ranging from \$148,000 to \$196,000 for a total sales amount of \$520,000. The board of review's analysis lists the percentage of ownership for the properties ranging from 5.51% to 6.6%. The board of review divided the total sale amount by the percentage of ownership of the units sold of 17.90% to arrive at a full market value of building of \$2,905,027. The board then multiplied this value by the percentage of ownership of the units under appeal of 100% to arrive at a value for these units of \$2,905,027, or a total assessment of \$290,503 after applying the ordinance level of assessments for class 2 property.

Conclusion of Law

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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

“Real property taxes . . . which are authorized by law to be assessed against and levied upon real property shall be assessed against and levied upon each unit and the owner’s corresponding percentage of ownership in the common elements as a tract, and not upon the property as a whole.” 765 ILCS 605/10(a).

The Board finds the best evidence of market value to be the undisputed sales submitted by both parties. The Board gives no weight to the appellant’s deduction for personalty as there is no evidence to support this. The Board finds the board of review used the correct percentage of ownership and correctly applied these percentages to arrive at a value for the eighteen units under appeal of \$2,905,027. The Board finds the units’ assessments reflect market value that are supported by the sales. Moreover, the assessments for the units sold reflect market values below their sales prices. The Board finds the appellant failed to prove by a preponderance of the evidence that the subject was overvalued and a reduction in the assessment is not 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: September 19, 2023



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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