

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Glenmont Court Condominium Association  
DOCKET NO.: 03-30675.001-R-1 thru 03-30675.024-R-1  
PARCEL NO.: 09-36-419-106-1001 thru 09-36-419-106-1024

The parties of record before the Property Tax Appeal Board (PTAB) are the Glenmont Court Condominium Association, the appellant, by attorney Edward Larkin of Larkin & Larkin, of Park Ridge, and the Cook County Board of Review (board).

The subject property consists of a 33-year-old, three-story condominium building of masonry construction containing 24 dwelling units and located in Jefferson Township, Cook County.

The appellant, through counsel, claimed the subject's fair market value is not accurately reflected in its assessment. In support of this argument, the appellant offered sale documents for seven condominium units located within the condominium complex. The comparables sold between February 1998 and May 2003 for prices ranging from \$103,000 to \$174,000. A copy of the 2003 board of review final decision was also included. Based on this evidence, the appellant requested a reduction in the appellant's assessments.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's 24-unit final market value of \$2,240,906 was disclosed. The board also presented the methodology used to estimate the subject's fair market value. The board of review's evidence revealed that from 2001 through 2003 approximately nine units within the subject's complex sold. Total consideration for these sales was \$1,415,620 of that amount \$18,000 was deducted for personal property. Thus, the total adjusted consideration was \$1,397,620 for the nine units in the complex. The board estimated the total market value of the condominium complex using the adjusted sale prices and the total of the percentage of interest of the units which sold, or 37.727%, to conclude a total value for the subject complex of

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Based on the facts and exhibits presented, 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:

LAND: See page Two  
IMPR.: See Page Two  
TOTAL: See Page Two

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Subject only to the State multiplier as applicable.

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\$3,704,561. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds it has jurisdiction over the parties and the subject matter of this appeal. The issue before the Property Tax Appeal Board is the subject's fair market value. When overvaluation is the basis of the appeal the value of the property must be proved by a by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038(3<sup>rd</sup> Dist. 2002). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. Section 1910.65 *The Official Rules of the Property Tax Appeal Board* (86 Ill.Adm.Code §1910.65(c)). Having reviewed the record and considered the evidence, the Board concludes that the appellant has not satisfied this burden.

The evidence in this record disclosed that the practice in Cook County when assessing condominiums is to utilize the percentage of ownership, as contained in the condominium declaration, as the factor to pro-rate assessments to individual unit owners. The evidence demonstrated that the board of review used actual sales of condominium units within the complex to estimate the overall value of the condominium. The overall market value of the condominium is then apportioned to the individual units using each unit's percentage of ownership.

In the instant cause, the Property Tax Appeal Board was provided with this information for the subject and the appellant's comparable sales. In addition, the board of review provided the market data used to determine the subject's market value. The Board finds that it is clear from the record and application of the board of review's methodology, utilizing the sales of nine condominium units in the subject's complex, the subject's fair market value was determined based on relevant market data. On the other hand, the Board finds that the appellant's evidence only reflects seven sales (two are estate sales) and no qualified analysis of the sales data resulting in a conclusion of value. In conclusion, the board finds the market data provided by the board of review supports the subject's assessment.

As a result of this analysis, the Property Tax Appeal Board finds the appellant failed to adequately demonstrate that the subject dwelling was overvalued by a preponderance of the evidence and no reduction is warranted.

<u>DOCKET NO.</u>	<u>PROPERTY NO.</u>	<u>LAND</u>	<u>IMPR.</u>	<u>TOTAL</u>
03-30675.001	09-36-419-106-1001	\$1,100	\$14,654	\$15,754
03-30675.002	09-36-419-106-1002	\$1,100	\$14,651	\$15,751

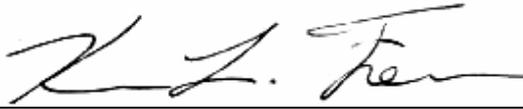
Docket No. 03-30675.001-R-1 thru 03-30675.024-R-1

03-30675.003	09-36-419-106-1003	\$1,100	\$14,651	\$15,751
03-30675.004	09-36-419-106-1004	\$ 873	\$11,631	\$12,504
03-30675.005	09-36-419-106-1005	\$1,100	\$14,651	\$15,751
03-30675.006	09-36-419-106-1006	\$1,100	\$14,651	\$15,751
03-30675.007	09-36-419-106-1007	\$ 873	\$11,631	\$12,504
03-30675.008	09-36-419-106-1008	\$1,100	\$14,651	\$15,751
03-30675.009	09-36-419-106-1009	\$1,100	\$14,651	\$15,751
03-30675.010	09-36-419-106-1010	\$1,100	\$14,651	\$15,751
03-30675.011	09-36-419-106-1011	\$1,100	\$14,651	\$15,751
03-30675.012	09-36-419-106-1012	\$ 873	\$11,631	\$12,504
03-30675.013	09-36-419-106-1013	\$1,100	\$14,651	\$15,751
03-30675.014	09-36-419-106-1014	\$1,100	\$14,651	\$15,751
03-30675.015	09-36-419-106-1015	\$ 873	\$11,631	\$12,504
03-30675.016	09-36-419-106-1016	\$1,100	\$14,651	\$15,751
03-30675.017	09-36-419-106-1017	\$1,100	\$14,651	\$15,751
03-30675.018	09-36-419-106-1018	\$1,100	\$14,651	\$15,751
03-30675.019	09-36-419-106-1019	\$1,100	\$14,651	\$15,751
03-30675.020	09-36-419-106-1020	\$ 873	\$11,631	\$12,504
03-30675.021	09-36-419-106-1021	\$1,100	\$14,651	\$15,751
03-30675.022	09-36-419-106-1022	\$1,100	\$14,651	\$15,751
03-30675.023	09-36-419-106-1023	\$ 873	\$11,631	\$12,504
03-30675.024	09-36-419-106-1024	\$1,100	\$14,651	\$15,751

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.



Chairman



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: October 26, 2007



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 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 the subsequent year 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.

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.