



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

APPELLANT: William Sullivan  
DOCKET NO.: 06-20705.001-C-1  
PARCEL NO.: 11-29-317-021-0000

The parties of record before the Property Tax Appeal Board are William Sullivan, the appellant, by attorney Edward Larkin, of Larkin & Larkin in Park Ridge; and the Cook County Board of Review.

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:** \$ 20,250  
**IMPR.:** \$ 87,462  
**TOTAL:** \$ 107,712

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 7,500 square foot parcel improved with a 46-year-old, nine-unit, three-story apartment building of masonry construction containing 9,467 square feet of building area and located in Rogers Park Township, Cook County.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming the subject's market value is not accurately reflected in its assessment. The appellant's petition suggests that the subject's improvement assessment is incorrect due to vacancy, renovation and condominium conversion. The appellant's evidence disclosed that the subject was purchased in July 2006 for conversion into residential condominium units. To facilitate this renovation, the appellant's evidence disclosed the tenants were asked to vacate their respective units. The appellant argued that based upon 100% vacancy of the subject property, a 10% occupancy factor should be applied to the subject's improvement assessment. In support of this claim, the appellant submitted a three-page brief, a copy of an occupancy/vacancy affidavit, a copy of the subject's property

report, a copy of the subject's undated and unsigned declaration of condominium ownership and a copy of the board of review's decision. Based upon this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$107,712, which reflects a market value of \$448,800 or \$47.41 per square foot or \$49,866 per unit, utilizing the Cook County Real Property Assessment Classification Ordinance level of assessment of 24% for Class 3 property, such as the subject. As evidence, the board of review submitted eleven sales with an unadjusted range of from \$44,444 to \$181,111 per unit, with sale prices ranging from \$400,000 to \$1,630,000. No analysis or adjustment of the sales data was provided by the board.

The board of review's evidence disclosed that the recorder of deeds office recorded a warranty deed, executed on July 17, 2006 for \$1,020,000 or \$107.74 per square foot or \$113,333 per unit for the subject. A copy of the subject's warranty deed and transfer declaration were submitted. In addition, the board of review's evidence disclosed that a 2006 condominium division was not filed, so for tax year 2006, the correct classification for the subject is a residential apartment building. The board's evidence further disclosed that the division to convert the subject parcel was not completed until 2008 and provided a copy of the division report. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's attorney submitted a one-page letter reiterating the appellant's claims.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed the appellant has the burden of proving the value of the property 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); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). Proof of market value may consist of an appraisal, a recent arms-length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Adm.Code §1910.65(c). Having considered the evidence, the Board finds the appellant has not satisfied this burden.

As to the appellant's market value argument, counsel submitted a three-page brief contending the subject is incorrectly assessed based on vacancy, renovation and condominium conversion. The Board finds this argument unpersuasive. The Board finds no evidence in the record that the subject's assessment is incorrect when vacancy is considered. The mere assertion that vacancies in

a property exist, does not constitute proof that the assessment is incorrect or that the fair market value of a property is negatively impacted. There was no showing that the subject's market value was impacted by its vacancy during 2006. In fact, the Board finds the subject's sale in 2006 supports the current assessment. In addition, the Board finds that no condominium division was filed in 2006; in fact, the division to convert the subject parcel was not completed until 2008. Therefore, the Board finds the appellant's argument unpersuasive and no reduction is warranted. The Board gives little weight to the board of review's evidence as the information provided was raw sales data with no adjustments made.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has failed to adequately demonstrate that the subject was overvalued by a preponderance of the evidence and a reduction in the subject's 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

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: May 20, 2011

*Allen Castrovillari*

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.