



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

APPELLANT: Kingbrooke of Palatine Condo Assoc.
DOCKET NO.: 06-24382.001-R-3 through 06-24382.340-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Kingbrooke of Palatine Condo Assoc., the appellant(s), by attorney Lisa A. Marino, of Marino & Assoc., PC in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-24382.001-R-3	02-01-100-015-1001	2,051	13,045	\$15,096
06-24382.002-R-3	02-01-100-015-1002	2,051	13,045	\$15,096
06-24382.003-R-3	02-01-100-015-1003	1,956	12,443	\$14,399
06-24382.004-R-3	02-01-100-015-1004	1,909	12,142	\$14,051
06-24382.005-R-3	02-01-100-015-1005	1,672	10,636	\$12,308
06-24382.006-R-3	02-01-100-015-1006	1,688	10,737	\$12,425
06-24382.007-R-3	02-01-100-015-1007	1,956	12,443	\$14,399
06-24382.008-R-3	02-01-100-015-1008	1,956	12,443	\$14,399
06-24382.009-R-3	02-01-100-015-1009	1,956	12,443	\$14,399
06-24382.010-R-3	02-01-100-015-1010	1,956	12,443	\$14,399
06-24382.011-R-3	02-01-100-015-1011	1,672	10,636	\$12,308
06-24382.012-R-3	02-01-100-015-1012	1,688	10,737	\$12,425
06-24382.013-R-3	02-01-100-015-1013	1,956	12,443	\$14,399
06-24382.014-R-3	02-01-100-015-1014	1,909	12,142	\$14,051
06-24382.015-R-3	02-01-100-015-1015	2,051	13,045	\$15,096
06-24382.016-R-3	02-01-100-015-1016	2,051	13,045	\$15,096
06-24382.017-R-3	02-01-100-015-1017	1,956	12,443	\$14,399
06-24382.018-R-3	02-01-100-015-1018	1,956	12,443	\$14,399
06-24382.019-R-3	02-01-100-015-1019	1,672	20,636	\$22,308
06-24382.020-R-3	02-01-100-015-1020	1,688	10,737	\$12,425
06-24382.021-R-3	02-01-100-015-1021	1,956	12,443	\$14,399
06-24382.022-R-3	02-01-100-015-1022	1,909	12,412	\$14,321
06-24382.023-R-3	02-01-100-015-1023	2,051	13,045	\$15,096
06-24382.024-R-3	02-01-100-015-1024	2,051	13,045	\$15,096

06-24382.025-R-3	02-01-100-015-1025	2,051	13,045	\$15,096
06-24382.026-R-3	02-01-100-015-1026	2,051	13,045	\$15,096
06-24382.027-R-3	02-01-100-015-1027	1,956	12,443	\$14,399
06-24382.028-R-3	02-01-100-015-1028	1,909	12,142	\$14,051
06-24382.029-R-3	02-01-100-015-1029	1,672	10,636	\$12,308
06-24382.030-R-3	02-01-100-015-1030	1,688	10,737	\$12,425
06-24382.031-R-3	02-01-100-015-1031	1,956	12,443	\$14,399
06-24382.032-R-3	02-01-100-015-1032	1,956	12,443	\$14,399
06-24382.033-R-3	02-01-100-015-1033	2,051	13,045	\$15,096
06-24382.034-R-3	02-01-100-015-1034	2,051	13,045	\$15,096
06-24382.035-R-3	02-01-100-015-1035	1,956	12,443	\$14,399
06-24382.036-R-3	02-01-100-015-1036	1,909	12,142	\$14,051
06-24382.037-R-3	02-01-100-015-1037	1,672	10,636	\$12,308
06-24382.038-R-3	02-01-100-015-1038	1,688	10,737	\$12,425
06-24382.039-R-3	02-01-100-015-1039	1,956	12,443	\$14,399
06-24382.040-R-3	02-01-100-015-1040	1,956	12,443	\$14,399
06-24382.041-R-3	02-01-100-015-1041	2,051	13,045	\$15,096
06-24382.042-R-3	02-01-100-015-1042	2,051	13,045	\$15,096
06-24382.043-R-3	02-01-100-015-1043	1,956	12,443	\$14,399
06-24382.044-R-3	02-01-100-015-1044	1,909	12,142	\$14,051
06-24382.045-R-3	02-01-100-015-1045	1,672	10,636	\$12,308
06-24382.046-R-3	02-01-100-015-1046	1,688	10,737	\$12,425
06-24382.047-R-3	02-01-100-015-1047	1,956	12,443	\$14,399
06-24382.048-R-3	02-01-100-015-1048	1,956	12,443	\$14,399
06-24382.049-R-3	02-01-100-015-1049	2,051	13,045	\$15,096
06-24382.050-R-3	02-01-100-015-1050	2,051	13,045	\$15,096
06-24382.051-R-3	02-01-100-015-1051	1,956	12,443	\$14,399
06-24382.052-R-3	02-01-100-015-1052	1,909	12,142	\$14,051
06-24382.053-R-3	02-01-100-015-1053	1,672	10,636	\$12,308
06-24382.054-R-3	02-01-100-015-1054	1,688	10,737	\$12,425
06-24382.055-R-3	02-01-100-015-1055	1,956	12,443	\$14,399
06-24382.056-R-3	02-01-100-015-1056	1,956	12,443	\$14,399
06-24382.057-R-3	02-01-100-015-1057	1,956	12,443	\$14,399
06-24382.058-R-3	02-01-100-015-1058	1,956	12,443	\$14,399
06-24382.059-R-3	02-01-100-015-1059	1,672	10,636	\$12,308
06-24382.060-R-3	02-01-100-015-1060	1,688	10,737	\$12,425
06-24382.061-R-3	02-01-100-015-1061	1,956	12,443	\$14,399
06-24382.062-R-3	02-01-100-015-1062	1,909	12,142	\$14,051
06-24382.063-R-3	02-01-100-015-1063	2,051	13,045	\$15,096
06-24382.064-R-3	02-01-100-015-1064	2,051	13,045	\$15,096
06-24382.065-R-3	02-01-100-015-1065	1,956	12,443	\$14,399
06-24382.066-R-3	02-01-100-015-1066	1,956	12,443	\$14,399
06-24382.067-R-3	02-01-100-015-1067	1,672	10,636	\$12,308
06-24382.068-R-3	02-01-100-015-1068	1,688	10,737	\$12,425
06-24382.069-R-3	02-01-100-015-1069	1,956	12,443	\$14,399
06-24382.070-R-3	02-01-100-015-1070	1,909	12,142	\$14,051

06-24382.071-R-3	02-01-100-015-1071	2,051	13,045	\$15,096
06-24382.072-R-3	02-01-100-015-1072	2,051	13,045	\$15,096
06-24382.073-R-3	02-01-100-015-1073	1,956	12,443	\$14,399
06-24382.074-R-3	02-01-100-015-1074	1,956	12,443	\$14,399
06-24382.075-R-3	02-01-100-015-1075	1,672	10,636	\$12,308
06-24382.076-R-3	02-01-100-015-1076	1,688	10,737	\$12,425
06-24382.077-R-3	02-01-100-015-1077	1,956	12,443	\$14,399
06-24382.078-R-3	02-01-100-015-1078	1,909	12,142	\$14,051
06-24382.079-R-3	02-01-100-015-1079	2,051	13,045	\$15,096
06-24382.080-R-3	02-01-100-015-1080	2,051	13,045	\$15,096
06-24382.081-R-3	02-01-100-015-1081	1,956	12,443	\$14,399
06-24382.082-R-3	02-01-100-015-1082	1,956	12,443	\$14,399
06-24382.083-R-3	02-01-100-015-1083	1,672	10,636	\$12,308
06-24382.084-R-3	02-01-100-015-1084	1,688	10,737	\$12,425
06-24382.085-R-3	02-01-100-015-1085	1,956	12,443	\$14,399
06-24382.086-R-3	02-01-100-015-1086	1,909	12,142	\$14,051
06-24382.087-R-3	02-01-100-015-1087	2,051	13,045	\$15,096
06-24382.088-R-3	02-01-100-015-1088	23,051	13,045	\$36,096
06-24382.089-R-3	02-01-100-015-1089	1,956	12,443	\$14,399
06-24382.090-R-3	02-01-100-015-1090	1,956	12,443	\$14,399
06-24382.091-R-3	02-01-100-015-1091	1,672	10,636	\$12,308
06-24382.092-R-3	02-01-100-015-1092	1,688	10,737	\$12,425
06-24382.093-R-3	02-01-100-015-1093	1,956	12,443	\$14,399
06-24382.094-R-3	02-01-100-015-1094	1,909	12,142	\$14,051
06-24382.095-R-3	02-01-100-015-1095	2,051	13,045	\$15,096
06-24382.096-R-3	02-01-100-015-1096	2,051	13,045	\$15,096
06-24382.097-R-3	02-01-100-015-1097	1,956	12,443	\$14,399
06-24382.098-R-3	02-01-100-015-1098	1,956	12,443	\$14,399
06-24382.099-R-3	02-01-100-015-1099	1,672	10,636	\$12,308
06-24382.100-R-3	02-01-100-015-1100	1,688	10,737	\$12,425
06-24382.101-R-3	02-01-100-015-1101	1,956	12,443	\$14,399
06-24382.102-R-3	02-01-100-015-1102	1,909	12,142	\$14,051
06-24382.103-R-3	02-01-100-015-1103	2,051	13,045	\$15,096
06-24382.104-R-3	02-01-100-015-1104	2,051	13,045	\$15,096
06-24382.105-R-3	02-01-100-015-1105	2,051	13,045	\$15,096
06-24382.106-R-3	02-01-100-015-1106	2,051	13,045	\$15,096
06-24382.107-R-3	02-01-100-015-1107	1,956	12,443	\$14,399
06-24382.108-R-3	02-01-100-015-1108	1,909	12,142	\$14,051
06-24382.109-R-3	02-01-100-015-1109	2,051	13,045	\$15,096
06-24382.110-R-3	02-01-100-015-1110	2,051	13,045	\$15,096
06-24382.111-R-3	02-01-100-015-1111	1,956	12,443	\$14,399
06-24382.112-R-3	02-01-100-015-1112	1,909	12,142	\$14,051
06-24382.113-R-3	02-01-100-015-1113	1,956	12,443	\$14,399
06-24382.114-R-3	02-01-100-015-1114	1,956	12,443	\$14,399
06-24382.115-R-3	02-01-100-015-1115	1,672	10,636	\$12,308
06-24382.116-R-3	02-01-100-015-1116	1,688	10,737	\$12,425

06-24382.117-R-3	02-01-100-015-1117	1,956	12,443	\$14,399
06-24382.118-R-3	02-01-100-015-1118	1,909	12,142	\$14,051
06-24382.119-R-3	02-01-100-015-1119	2,051	13,045	\$15,096
06-24382.120-R-3	02-01-100-015-1120	2,051	13,045	\$15,096
06-24382.121-R-3	02-01-100-015-1121	1,956	12,443	\$14,399
06-24382.122-R-3	02-01-100-015-1122	1,956	12,443	\$14,399
06-24382.123-R-3	02-01-100-015-1123	1,672	10,636	\$12,308
06-24382.124-R-3	02-01-100-015-1124	1,688	10,737	\$12,425
06-24382.125-R-3	02-01-100-015-1125	1,956	12,443	\$14,399
06-24382.126-R-3	02-01-100-015-1126	1,909	12,142	\$14,051
06-24382.127-R-3	02-01-100-015-1127	2,051	13,045	\$15,096
06-24382.128-R-3	02-01-100-015-1128	2,051	13,045	\$15,096
06-24382.129-R-3	02-01-100-015-1129	1,956	12,443	\$14,399
06-24382.130-R-3	02-01-100-015-1130	1,956	12,443	\$14,399
06-24382.131-R-3	02-01-100-015-1131	1,672	10,636	\$12,308
06-24382.132-R-3	02-01-100-015-1132	1,688	10,737	\$12,425
06-24382.133-R-3	02-01-100-015-1133	1,956	12,443	\$14,399
06-24382.134-R-3	02-01-100-015-1134	1,909	12,142	\$14,051
06-24382.135-R-3	02-01-100-015-1135	2,051	13,045	\$15,096
06-24382.136-R-3	02-01-100-015-1136	2,051	13,045	\$15,096
06-24382.137-R-3	02-01-100-015-1137	1,956	12,443	\$14,399
06-24382.138-R-3	02-01-100-015-1138	1,956	12,443	\$14,399
06-24382.139-R-3	02-01-100-015-1139	1,672	10,636	\$12,308
06-24382.140-R-3	02-01-100-015-1140	1,688	10,737	\$12,425
06-24382.141-R-3	02-01-100-015-1141	1,956	12,443	\$14,399
06-24382.142-R-3	02-01-100-015-1142	1,909	12,142	\$14,051
06-24382.143-R-3	02-01-100-015-1143	2,051	13,045	\$15,096
06-24382.144-R-3	02-01-100-015-1144	2,051	13,045	\$15,096
06-24382.145-R-3	02-01-100-015-1145	1,956	12,443	\$14,399
06-24382.146-R-3	02-01-100-015-1146	1,956	12,443	\$14,399
06-24382.147-R-3	02-01-100-015-1147	1,672	10,636	\$12,308
06-24382.148-R-3	02-01-100-015-1148	1,688	10,737	\$12,425
06-24382.149-R-3	02-01-100-015-1149	1,956	12,443	\$14,399
06-24382.150-R-3	02-01-100-015-1150	1,909	12,142	\$14,051
06-24382.151-R-3	02-01-100-015-1151	2,051	13,045	\$15,096
06-24382.152-R-3	02-01-100-015-1152	2,051	13,045	\$15,096
06-24382.153-R-3	02-01-100-015-1153	1,956	12,443	\$14,399
06-24382.154-R-3	02-01-100-015-1154	1,956	11,758	\$13,714
06-24382.155-R-3	02-01-100-015-1155	1,672	10,636	\$12,308
06-24382.156-R-3	02-01-100-015-1156	1,688	10,737	\$12,425
06-24382.157-R-3	02-01-100-015-1157	1,956	12,443	\$14,399
06-24382.158-R-3	02-01-100-015-1158	1,909	12,142	\$14,051
06-24382.159-R-3	02-01-100-015-1159	2,051	13,045	\$15,096
06-24382.160-R-3	02-01-100-015-1160	2,051	13,045	\$15,096
06-24382.161-R-3	02-01-100-015-1161	1,956	12,443	\$14,399
06-24382.162-R-3	02-01-100-015-1162	1,956	12,443	\$14,399

06-24382.163-R-3	02-01-100-015-1163	1,672	10,636	\$12,308
06-24382.164-R-3	02-01-100-015-1164	1,688	10,737	\$12,425
06-24382.165-R-3	02-01-100-015-1165	1,956	12,443	\$14,399
06-24382.166-R-3	02-01-100-015-1166	1,909	12,142	\$14,051
06-24382.167-R-3	02-01-100-015-1167	2,051	13,045	\$15,096
06-24382.168-R-3	02-01-100-015-1168	2,051	13,045	\$15,096
06-24382.169-R-3	02-01-100-015-1169	1,956	12,443	\$14,399
06-24382.170-R-3	02-01-100-015-1170	1,956	12,443	\$14,399
06-24382.171-R-3	02-01-100-015-1171	1,672	10,636	\$12,308
06-24382.172-R-3	02-01-100-015-1172	41,688	10,737	\$52,425
06-24382.173-R-3	02-01-100-015-1173	1,961	12,443	\$14,404
06-24382.174-R-3	02-01-100-015-1174	1,909	12,142	\$14,051
06-24382.175-R-3	02-01-100-015-1175	2,051	13,045	\$15,096
06-24382.176-R-3	02-01-100-015-1176	2,051	13,045	\$15,096
06-24382.177-R-3	02-01-100-015-1177	1,956	2,443	\$4,399
06-24382.178-R-3	02-01-100-015-1178	1,956	12,443	\$14,399
06-24382.179-R-3	02-01-100-015-1179	1,672	10,636	\$12,308
06-24382.180-R-3	02-01-100-015-1180	1,688	10,737	\$12,425
06-24382.181-R-3	02-01-100-015-1181	1,956	12,443	\$14,399
06-24382.182-R-3	02-01-100-015-1182	1,909	12,142	\$14,051
06-24382.183-R-3	02-01-100-015-1183	2,051	13,045	\$15,096
06-24382.184-R-3	02-01-100-015-1184	2,051	13,045	\$15,096
06-24382.185-R-3	02-01-100-015-1185	1,956	12,443	\$14,399
06-24382.186-R-3	02-01-100-015-1186	1,956	12,443	\$14,399
06-24382.187-R-3	02-01-100-015-1187	1,672	10,636	\$12,308
06-24382.188-R-3	02-01-100-015-1188	1,688	10,737	\$12,425
06-24382.189-R-3	02-01-100-015-1189	1,956	12,443	\$14,399
06-24382.190-R-3	02-01-100-015-1190	1,909	12,142	\$14,051
06-24382.191-R-3	02-01-100-015-1191	2,051	13,045	\$15,096
06-24382.192-R-3	02-01-100-015-1192	2,051	13,045	\$15,096
06-24382.193-R-3	02-01-100-015-1193	1,956	12,443	\$14,399
06-24382.194-R-3	02-01-100-015-1194	1,956	12,443	\$14,399
06-24382.195-R-3	02-01-100-015-1195	1,672	10,636	\$12,308
06-24382.196-R-3	02-01-100-015-1196	1,688	10,737	\$12,425
06-24382.197-R-3	02-01-100-015-1197	1,956	12,443	\$14,399
06-24382.198-R-3	02-01-100-015-1198	1,909	12,142	\$14,051
06-24382.199-R-3	02-01-100-015-1199	2,051	13,045	\$15,096
06-24382.200-R-3	02-01-100-015-1200	2,051	13,045	\$15,096
06-24382.201-R-3	02-01-100-015-1201	1,956	12,443	\$14,399
06-24382.202-R-3	02-01-100-015-1202	1,956	12,443	\$14,399
06-24382.203-R-3	02-01-100-015-1203	1,672	10,636	\$12,308
06-24382.204-R-3	02-01-100-015-1204	1,688	10,737	\$12,425
06-24382.205-R-3	02-01-100-015-1205	1,956	12,443	\$14,399
06-24382.206-R-3	02-01-100-015-1206	1,909	12,142	\$14,051
06-24382.207-R-3	02-01-100-015-1207	2,051	13,045	\$15,096
06-24382.208-R-3	02-01-100-015-1208	2,051	13,045	\$15,096

06-24382.209-R-3	02-01-100-015-1209	1,956	12,443	\$14,399
06-24382.210-R-3	02-01-100-015-1210	1,956	12,443	\$14,399
06-24382.211-R-3	02-01-100-015-1211	1,672	10,636	\$12,308
06-24382.212-R-3	02-01-100-015-1212	1,688	10,737	\$12,425
06-24382.213-R-3	02-01-100-015-1213	1,956	12,443	\$14,399
06-24382.214-R-3	02-01-100-015-1214	1,909	12,142	\$14,051
06-24382.215-R-3	02-01-100-015-1215	2,051	13,045	\$15,096
06-24382.216-R-3	02-01-100-015-1216	2,051	13,045	\$15,096
06-24382.217-R-3	02-01-100-015-1217	1,956	12,443	\$14,399
06-24382.218-R-3	02-01-100-015-1218	1,956	12,443	\$14,399
06-24382.219-R-3	02-01-100-015-1219	1,672	10,636	\$12,308
06-24382.220-R-3	02-01-100-015-1220	1,688	10,737	\$12,425
06-24382.221-R-3	02-01-100-015-1221	1,956	12,443	\$14,399
06-24382.222-R-3	02-01-100-015-1222	1,909	12,142	\$14,051
06-24382.223-R-3	02-01-100-015-1223	2,051	13,045	\$15,096
06-24382.224-R-3	02-01-100-015-1224	2,051	13,045	\$15,096
06-24382.225-R-3	02-01-100-015-1225	1,956	12,443	\$14,399
06-24382.226-R-3	02-01-100-015-1226	1,956	12,443	\$14,399
06-24382.227-R-3	02-01-100-015-1227	1,672	10,636	\$12,308
06-24382.228-R-3	02-01-100-015-1228	1,688	10,737	\$12,425
06-24382.229-R-3	02-01-100-015-1229	1,956	12,443	\$14,399
06-24382.230-R-3	02-01-100-015-1230	1,909	12,142	\$14,051
06-24382.231-R-3	02-01-100-015-1231	2,051	13,045	\$15,096
06-24382.232-R-3	02-01-100-015-1232	2,051	13,045	\$15,096
06-24382.233-R-3	02-01-100-015-1233	1,956	12,443	\$14,399
06-24382.234-R-3	02-01-100-015-1234	1,956	12,443	\$14,399
06-24382.235-R-3	02-01-100-015-1235	1,672	10,636	\$12,308
06-24382.236-R-3	02-01-100-015-1236	1,688	10,737	\$12,425
06-24382.237-R-3	02-01-100-015-1237	1,956	12,443	\$14,399
06-24382.238-R-3	02-01-100-015-1238	1,909	12,142	\$14,051
06-24382.239-R-3	02-01-100-015-1239	2,051	13,045	\$15,096
06-24382.240-R-3	02-01-100-015-1240	2,051	13,045	\$15,096
06-24382.241-R-3	02-01-100-015-1241	2,051	13,045	\$15,096
06-24382.242-R-3	02-01-100-015-1242	2,051	13,045	\$15,096
06-24382.243-R-3	02-01-100-015-1243	1,956	12,443	\$14,399
06-24382.244-R-3	02-01-100-015-1244	1,909	12,142	\$14,051
06-24382.245-R-3	02-01-100-015-1245	1,672	10,636	\$12,308
06-24382.246-R-3	02-01-100-015-1246	1,688	10,737	\$12,425
06-24382.247-R-3	02-01-100-015-1247	1,956	12,443	\$14,399
06-24382.248-R-3	02-01-100-015-1248	1,956	12,443	\$14,399
06-24382.249-R-3	02-01-100-015-1249	2,051	13,045	\$15,096
06-24382.250-R-3	02-01-100-015-1250	2,051	13,045	\$15,096
06-24382.251-R-3	02-01-100-015-1251	1,909	12,142	\$14,051
06-24382.252-R-3	02-01-100-015-1252	1,956	12,443	\$14,399
06-24382.253-R-3	02-01-100-015-1253	1,672	10,636	\$12,308
06-24382.254-R-3	02-01-100-015-1254	1,688	10,737	\$12,425

06-24382.255-R-3	02-01-100-015-1255	1,956	12,443	\$14,399
06-24382.256-R-3	02-01-100-015-1256	1,956	12,443	\$14,399
06-24382.257-R-3	02-01-100-015-1257	2,051	13,045	\$15,096
06-24382.258-R-3	02-01-100-015-1258	2,051	13,045	\$15,096
06-24382.259-R-3	02-01-100-015-1259	1,672	10,636	\$12,308
06-24382.260-R-3	02-01-100-015-1260	1,688	10,737	\$12,425
06-24382.261-R-3	02-01-100-015-1261	1,672	10,636	\$12,308
06-24382.262-R-3	02-01-100-015-1262	1,688	10,737	\$12,425
06-24382.263-R-3	02-01-100-015-1263	2,051	13,045	\$15,096
06-24382.264-R-3	02-01-100-015-1264	2,051	13,045	\$15,096
06-24382.265-R-3	02-01-100-015-1265	1,956	12,443	\$14,399
06-24382.266-R-3	02-01-100-015-1266	1,909	12,142	\$14,051
06-24382.267-R-3	02-01-100-015-1267	2,051	13,045	\$15,096
06-24382.268-R-3	02-01-100-015-1268	2,051	13,045	\$15,096
06-24382.269-R-3	02-01-100-015-1269	1,956	12,443	\$14,399
06-24382.270-R-3	02-01-100-015-1270	1,909	12,142	\$14,051
06-24382.271-R-3	02-01-100-015-1271	2,051	13,045	\$15,096
06-24382.272-R-3	02-01-100-015-1272	2,051	13,045	\$15,096
06-24382.273-R-3	02-01-100-015-1273	1,956	12,443	\$14,399
06-24382.274-R-3	02-01-100-015-1274	1,956	12,443	\$14,399
06-24382.275-R-3	02-01-100-015-1275	1,672	10,636	\$12,308
06-24382.276-R-3	02-01-100-015-1276	1,688	10,737	\$12,425
06-24382.277-R-3	02-01-100-015-1277	1,956	12,443	\$14,399
06-24382.278-R-3	02-01-100-015-1278	1,909	12,142	\$14,051
06-24382.279-R-3	02-01-100-015-1279	2,051	13,045	\$15,096
06-24382.280-R-3	02-01-100-015-1280	2,051	13,045	\$15,096
06-24382.281-R-3	02-01-100-015-1281	1,956	12,443	\$14,399
06-24382.282-R-3	02-01-100-015-1282	1,956	12,443	\$14,399
06-24382.283-R-3	02-01-100-015-1283	1,672	10,636	\$12,308
06-24382.284-R-3	02-01-100-015-1284	1,688	10,737	\$12,425
06-24382.285-R-3	02-01-100-015-1285	1,956	12,443	\$14,399
06-24382.286-R-3	02-01-100-015-1286	1,909	12,142	\$14,051
06-24382.287-R-3	02-01-100-015-1287	2,051	13,045	\$15,096
06-24382.288-R-3	02-01-100-015-1288	2,051	13,045	\$15,096
06-24382.289-R-3	02-01-100-015-1289	1,956	12,443	\$14,399
06-24382.290-R-3	02-01-100-015-1290	1,956	12,443	\$14,399
06-24382.291-R-3	02-01-100-015-1291	1,672	10,636	\$12,308
06-24382.292-R-3	02-01-100-015-1292	1,688	10,737	\$12,425
06-24382.293-R-3	02-01-100-015-1293	1,956	12,443	\$14,399
06-24382.294-R-3	02-01-100-015-1294	1,909	12,142	\$14,051
06-24382.295-R-3	02-01-100-015-1295	2,051	13,045	\$15,096
06-24382.296-R-3	02-01-100-015-1296	2,051	13,045	\$15,096
06-24382.297-R-3	02-01-100-015-1297	1,956	12,443	\$14,399
06-24382.298-R-3	02-01-100-015-1298	1,956	12,443	\$14,399
06-24382.299-R-3	02-01-100-015-1299	1,672	10,636	\$12,308
06-24382.300-R-3	02-01-100-015-1300	1,688	10,737	\$12,425

06-24382.301-R-3	02-01-100-015-1301	1,956	12,443	\$14,399
06-24382.302-R-3	02-01-100-015-1302	1,909	12,142	\$14,051
06-24382.303-R-3	02-01-100-015-1303	2,051	13,045	\$15,096
06-24382.304-R-3	02-01-100-015-1304	2,051	13,045	\$15,096
06-24382.305-R-3	02-01-100-015-1305	1,956	12,443	\$14,399
06-24382.306-R-3	02-01-100-015-1306	1,956	12,443	\$14,399
06-24382.307-R-3	02-01-100-015-1307	1,672	10,636	\$12,308
06-24382.308-R-3	02-01-100-015-1308	1,688	10,737	\$12,425
06-24382.309-R-3	02-01-100-015-1309	1,956	12,443	\$14,399
06-24382.310-R-3	02-01-100-015-1310	1,909	12,142	\$14,051
06-24382.311-R-3	02-01-100-015-1311	2,051	13,045	\$15,096
06-24382.312-R-3	02-01-100-015-1312	2,051	13,045	\$15,096
06-24382.313-R-3	02-01-100-015-1313	2,051	13,045	\$15,096
06-24382.314-R-3	02-01-100-015-1314	2,051	13,045	\$15,096
06-24382.315-R-3	02-01-100-015-1315	1,672	10,636	\$12,308
06-24382.316-R-3	02-01-100-015-1316	1,688	10,737	\$12,425
06-24382.317-R-3	02-01-100-015-1317	1,672	10,636	\$12,308
06-24382.318-R-3	02-01-100-015-1318	1,688	10,737	\$12,425
06-24382.319-R-3	02-01-100-015-1319	2,051	13,045	\$15,096
06-24382.320-R-3	02-01-100-015-1320	2,051	13,045	\$15,096
06-24382.321-R-3	02-01-100-015-1321	2,051	15,096	\$17,147
06-24382.322-R-3	02-01-100-015-1322	2,051	13,045	\$15,096
06-24382.323-R-3	02-01-100-015-1323	1,956	12,443	\$14,399
06-24382.324-R-3	02-01-100-015-1324	1,909	12,142	\$14,051
06-24382.325-R-3	02-01-100-015-1325	1,672	10,636	\$12,308
06-24382.326-R-3	02-01-100-015-1326	1,688	10,737	\$12,425
06-24382.327-R-3	02-01-100-015-1327	1,956	12,443	\$14,399
06-24382.328-R-3	02-01-100-015-1328	1,956	12,443	\$14,399
06-24382.329-R-3	02-01-100-015-1329	1,956	12,443	\$14,399
06-24382.330-R-3	02-01-100-015-1330	1,956	12,443	\$14,399
06-24382.331-R-3	02-01-100-015-1331	1,672	10,636	\$12,308
06-24382.332-R-3	02-01-100-015-1332	1,688	10,737	\$12,425
06-24382.333-R-3	02-01-100-015-1333	1,956	12,443	\$14,399
06-24382.334-R-3	02-01-100-015-1334	1,909	12,142	\$14,051
06-24382.335-R-3	02-01-100-015-1335	2,051	13,045	\$15,096
06-24382.336-R-3	02-01-100-015-1336	2,051	13,045	\$15,096
06-24382.337-R-3	02-01-100-015-1337	1,901	12,088	\$13,989
06-24382.338-R-3	02-01-100-015-1338	1,901	12,088	\$13,989
06-24382.339-R-3	02-01-100-015-1339	1,522	9,679	\$11,201
06-24382.340-R-3	02-01-100-015-1340	1,538	9,780	\$11,318

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a condominium building with 340 units and parking places. The appellant, via counsel, argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

In support of this argument, the appellant submitted copies of the multiple listing service sheets or printout from the Cook County Recorder of Deeds for the sale of 160 units from 2002 through 2006. The appellant also included a brief from the attorney, a copy of an affidavit from the association's president stating sales are accurate, and a printout listing PIN, unit #, the percentage of ownership, and sale dates and prices of the 340 units.

The brief assert that 160 units sold recently for a total sale price of \$25,552,000. 15%, or \$3,832,800 (\$23,955 per unit), was deducted for personal property. The percentage of ownership was applied to arrive at an estimate of the market value for the whole building of \$46,525,496. The appellant argues that the median level of assessment of 10% should be applied to this value to establish an assessed value of \$4,652,550. Based upon this analysis, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment for all 340 units and parking spaces was \$4,766,659. This assessment reflects a market value of \$47,101,374 using the Illinois Department of Revenue's three-year median level of assessment of 10.12% for Cook County Class 2 property. The board also submitted a memo from Matt Panush, Cook County Board of Review Analyst. The memorandum shows that 125 units, or 36.45589% of ownership, within the subject's building sold from 2002 to 2004 for a total of \$18,928,900. An allocation for \$2,000 per unit was subtracted from the total sale price for personal property to arrive at a total market value for the sales at \$18,678,900. The percentage of ownership was applied to this amount to establish a value for the total building of \$51,236,988. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, 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 (3rd Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd Dist. 2000). 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. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence

presented, the PTAB concludes that the evidence indicates a reduction is not warranted.

In determining the fair market value of the subject property, both parties submitted evidence establishing sales with a market value prior to any deduction for personal property. The appellant utilized 160 sales while the board of review 125. The PTAB finds that both parties used aged sales from 2002. The PTAB finds these sales do not accurately reflect the market value in 2006. In excluding the 2002 sales, the PTAB finds that 134 units sold from 2003 through 2006 for a total purchase price of \$22,034,000.

The PTAB finds that the parties used the same methodology to estimate the subject's market value. The difference in the parties' positions is the amount of personal property allocated to each sale. The PTAB finds the appellant's argument of a 15% deduction for personal property unpersuasive. The appellant failed to establish that each unit contains \$23,955 in personal property.

Therefore, the PTAB finds the market value of the sales after accounting for personal property as established by the board of review is accurate. The evidence shows that these 134 units had a combined percentage of ownership of 39.15476%. When this percentage is applied to the market value price of the sales as determined by the PTAB, the PTAB finds that the assessed value for the subject supports this market value. Therefore, the PTAB finds that no reduction 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.

Chairman



Member



Member



Member



Acting 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: November 18, 2011



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.