



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

APPELLANT: Peter Alex
DOCKET NO.: 07-20428.001-R-1
PARCEL NO.: 28-18-100-065-1021

The parties of record before the Property Tax Appeal Board are Peter Alex, the appellant(s); 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: \$ 1,302
IMPR.: \$ 16,497
TOTAL: \$ 17,799

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a two year old condominium unit within a 69 unit masonry building. The subject contains 1,030 square feet of living area, is centrally air conditioned and has a garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered a spreadsheet detailing four suggested comparable properties. The appellant's grid analysis indicated the comparables are condominium units located within in other buildings/complexes within one quarter mile of the subject ranging from four to seven years old. The comparables range in size from 1,075 to 1,100 square feet of living area. The units are centrally air conditioned. According to the appellant's documentation the comparables have improvement assessments ranging from \$12,034 to \$12,716 or from \$11.04 to \$11.59 per

square foot of living area. A copy of the subject's 2007 board of review final decision was also included. Based on 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" wherein the subject's final assessment of \$17,799 was disclosed. The board of review presented a memorandum and analysis which described the process utilized to determine a market value for the subject. Eighteen sales within in the subject's condominium building/complex, which occurred from 2004 to 2006 were identified. The subject's percentage of ownership was reported as 1.39%. Using the total of the sale prices of \$3,220,000, \$54,000 was deducted for personal property, which resulted in an adjusted total sale price of \$3,166,000. The total of the percentage of ownerships of the units that sold was determined to be 25.02% and applied to the adjusted sale price resulting in a full value for the building/complex of \$12,653,877. The subject's percentage of ownership of 1.39% was applied to the full value of the building/complex to determine an estimated value for the subject of \$175,889. The subject's estimated full value was then multiplied by a factor of approximately 10.11% to determine the total assessment for the subject. The board's evidence also notes:

The most appropriate way to determine the market value for the subject property is to analyze the recent sale prices of units within the subject building along with their allocated percentage of ownership.

In addition, the board of review also submitted a grid illustrating the sales of seven units in the same building/complex as the subject. These units sold from 2006 to 2007 for prices ranging from \$185,999 to \$198,500. Each sold unit has a 1.39% percentage of ownership.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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. The appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has failed to overcome this burden.

The appellant submitted four suggested comparables in support of the equity argument. The Property Tax Appeal Board finds that these comparables were located outside of the subject's building/complex. The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction, which in the instant case is the same building/complex as the subject.

The Board finds that the board of review provided a breakdown of the seven recent sales in the subject's building/complex with an allocated percentage of ownership of 1.39% for each. The Board finds this information along with the described the process utilized to determine a market value for the subject supports the subject's current assessment.

As a result of this analysis, the Property Tax Appeal Board finds the appellant failed to adequately demonstrate that the subject dwelling was inequitably or incorrectly assessed by clear and convincing evidence and no reduction is warranted.

Lbs/09

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

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: December 23, 2009

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.