



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

APPELLANT: Lioncrest Condominium Association
DOCKET NO.: 08-22490.001-R-1 through 08-22490.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lioncrest Condominium Association, the appellant, by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. 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
08-22490.001-R-1	28-04-201-069-1001	2,596	10,145	\$12,741
08-22490.002-R-1	28-04-201-069-1002	2,596	10,145	\$12,741
08-22490.003-R-1	28-04-201-069-1003	2,596	10,145	\$12,741
08-22490.004-R-1	28-04-201-069-1004	2,596	10,145	\$12,741
08-22490.005-R-1	28-04-201-069-1005	2,596	10,145	\$12,741
08-22490.006-R-1	28-04-201-069-1006	2,596	10,145	\$12,741
08-22490.007-R-1	28-04-201-069-1007	2,596	10,145	\$12,741
08-22490.008-R-1	28-04-201-069-1008	2,596	10,145	\$12,741
08-22490.009-R-1	28-04-201-069-1009	2,597	10,146	\$12,743
08-22490.010-R-1	28-04-201-069-1010	2,597	10,146	\$12,743
08-22490.011-R-1	28-04-201-069-1011	2,597	10,146	\$12,743
08-22490.012-R-1	28-04-201-069-1012	2,597	10,146	\$12,743

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a residential condominium building which contains 12 units located in Crestwood, Cook County. The subject is 20 years old. The appellant argued that there was unequal treatment in the subject's assessment as the basis of this appeal.

In support of the equity argument, the appellant's attorney submitted descriptive and assessment information on four suggested comparables. The comparables are condominium buildings containing 12 to 14 units. No square footage or percentage of ownership information was provided. These comparables are located in Midlothian while the subject is located in Crestwood. They are located from one mile to one and three-quarter miles from the subject. No explanation was provided to explain why the comparables provided are located in a different neighborhood as the subject.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$152,900 was disclosed. In support of the subject's assessment, the board of review also submitted a memo from Matt Panush, Cook County Board of Review Analyst. The memorandum shows that one unit, or 7.3330% of ownership, within the subject's building sold between 2006 and 2008 for a total of \$137,000. An allocation of two percent per unit for personal property was subtracted from the aggregate sales price then divided by the percentage of interest of units sold to arrive at a total market value for the building of \$1,830,901. The subject's percentage of ownership, 7.333%, was then utilized to arrive at a value for the subject unit of \$152,899. As a result of its analysis, the board 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 Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of this appeal. 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. Walsh v. Prop. Tax Appeal Bd., 181 Ill. 2d 228, 234 (1998) (citing Kankakee Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 131 Ill. 2d 1 (1989)); 86 Ill. Admin. Code § 1910.63(e). To succeed in an appeal based on lack of uniformity, the appellant must submit documentation "showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property." Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 403 Ill. App. 3d 139, 145 (1st Dist. 2010); 86 Ill Admin. Code § 1910.65(b). "[T]he critical consideration is not the number of allegedly similar properties, but whether they are in fact

'comparable' to the subject property." Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 403 Ill. App. 3d at 145 (citing DuPage Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 284 Ill. App. 3d 649, 654-55 (2d Dist. 1996)). After an analysis of the assessment data, the Board finds that the appellant has not met this burden.

The Board finds that the comparables submitted by the appellant's attorney should not be considered because they are located in a different neighborhood from the subject and are located from one mile to one and three-quarter miles from the subject property. Also, no square footage or percentage of ownership information was provided for the comparables. Accordingly, the Board gives these suggested comparables little weight in its analysis. Therefore, the Board finds that the subject's improvement assessment is equitable, 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.

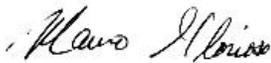


Chairman



Member

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: April 18, 2014



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.