



**A M E N D E D**  
**FINAL ADMINISTRATIVE DECISION**  
**ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Lawrence Albany Condominium Association  
DOCKET NO.: 09-25783.001-R-1 through 09-25783.031-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lawrence Albany Condominium Association, the appellant(s), by attorney Richard J. Caldarazzo, of Mar Cal Law, 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 part and a reduction in part 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
09-25783.001-R-1	13-13-101-033-1003	558	14,918	\$15,476
09-25783.002-R-1	13-13-101-033-1004	751	14,379	\$15,130
09-25783.003-R-1	13-13-101-033-1005	506	13,200	\$13,706
09-25783.004-R-1	13-13-101-033-1006	513	13,708	\$14,221
09-25783.006-R-1	13-13-101-033-1008	506	13,529	\$14,035
09-25783.007-R-1	13-13-101-033-1009	513	13,708	\$14,221
09-25783.008-R-1	13-13-101-033-1010	751	14,824	\$15,575
09-25783.009-R-1	13-13-101-033-1011	506	13,529	\$14,035
09-25783.010-R-1	13-13-101-033-1012	513	13,708	\$14,221
09-25783.011-R-1	13-13-101-033-1013	397	10,617	\$11,014
09-25783.012-R-1	13-13-101-033-1014	535	14,291	\$14,826
09-25783.013-R-1	13-13-101-033-1015	541	14,470	\$15,011
09-25783.014-R-1	13-13-101-033-1016	547	14,604	\$15,151
09-25783.015-R-1	13-13-101-033-1017	505	13,484	\$13,989
09-25783.016-R-1	13-13-101-033-1018	476	12,723	\$13,199
09-25783.017-R-1	13-13-101-033-1019	483	12,902	\$13,385
09-25783.018-R-1	13-13-101-033-1020	489	13,081	\$13,570
09-25783.019-R-1	13-13-101-033-1021	595	15,904	\$16,499

09-25783.020-R-1	13-13-101-033-1022	602	16,083	\$16,685
09-25783.021-R-1	13-13-101-033-1023	609	16,262	\$16,871
09-25783.022-R-1	13-13-101-033-1024	583	15,590	\$16,173
09-25783.023-R-1	13-13-101-033-1025	590	15,769	\$16,359
09-25783.024-R-1	13-13-101-033-1026	595	15,904	\$16,499
09-25783.025-R-1	13-13-101-033-1027	473	12,633	\$13,106
09-25783.026-R-1	13-13-101-033-1028	523	13,977	\$14,500
09-25783.027-R-1	13-13-101-033-1029	528	14,112	\$14,640
09-25783.028-R-1	13-13-101-033-1030	535	14,291	\$14,826
09-25783.029-R-1	13-13-101-033-1031	703	18,771	\$19,474
09-25783.030-R-1	13-13-101-033-1032	528	14,112	\$14,640
09-25783.031-R-1	13-13-101-033-1033	535	14,291	\$14,826

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a 29-unit residential and 4-unit commercial condominium building situated on a 10,487 square foot site and is located in Jefferson Township, Cook County.

The appellant's appeal is based on overvaluation. The appellant's brief makes clear that this appeal does not represent the units with the corresponding Property Index Numbers (PINs) ending in: -1001; -1002; -1007. In support of this argument the appellant submitted evidence disclosing that seven units from the subject building were purchased between February, 2007 and May, 2009. Based on the sale of seven units, and the sum percentage of ownership, less a percentage for personal property, the appellant's attorney estimated the total value of the subject property. At hearing, the appellant's attorney could not identify which units that sold were residential and which units were commercial. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$501,228. The subject's assessment reflects a market value of \$5,631,775 when using the 2009 three year median level of assessments for class 2 property of 8.90% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted a report estimating the value of the subject property based on the sale of 12 condominium units within the subject. The sales used in this report occurred between January 2006 and August 2008 and ranged from \$149,900 to \$191,700. Included in the board of review's comparable sales is the purchase of the subject on May 1, 2007 for \$191,700.

#### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant *met* this burden of proof only for units with PINs ending in -1004, -1005, -1010, and -1032 and a reduction in the subject's assessment is warranted only for those units.

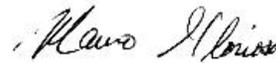
The Board gave no weight to the appellant's report because the appellant failed to cite any authority for using a percentage for personal property in the calculations. In addition, the appellant failed to provide any evidence that the seven units used in the report are representative of the rest of the units in the subject building. Therefore, the Board finds that a reduction in the assessment is warranted only for units with PINs ending in -1004, -1005, -1010, and -1032.

The Board finds that the assessment for the unit with PIN ending in -1003 should remain the same due to the contradictory sales data from both parties. Further, the Board finds that it could have used the building's sales as suggested comparables; however, neither party designated which sales were residential versus commercial.

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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.

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Chairman



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Member

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Member



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Member

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Acting Member



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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 20, 2015



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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.