



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

APPELLANT: 824 West Superior Commercial Condominium Assoc.
DOCKET NO.: 10-34516.001-C-3 through 10-34516.017-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 824 West Superior Commercial Condominium Assoc., the appellant, by attorney Edwin M. Wittenstein of Worssek & Vihon in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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
10-34516.001-C-3	17-08-210-013-1001	1,279	50,954	\$52,233
10-34516.002-C-3	17-08-210-013-1002	1,397	55,637	\$57,034
10-34516.003-C-3	17-08-210-013-1003	993	39,551	\$40,544
10-34516.004-C-3	17-08-210-013-1004	839	33,412	\$34,251
10-34516.005-C-3	17-08-210-013-1005	1,377	54,841	\$56,218
10-34516.006-C-3	17-08-210-013-1006	770	30,664	\$31,434
10-34516.007-C-3	17-08-210-013-1007	793	31,594	\$32,387
10-34516.008-C-3	17-08-210-013-1008	1,288	51,312	\$52,600
10-34516.009-C-3	17-08-210-013-1009	873	34,761	\$35,634
10-34516.010-C-3	17-08-210-013-1010	882	35,133	\$36,015
10-34516.011-C-3	17-08-210-013-1011	1,177	46,889	\$48,066
10-34516.012-C-3	17-08-210-013-1012	1,196	47,638	\$48,834
10-34516.013-C-3	17-08-210-013-1013	1,260	50,177	\$51,437
10-34516.014-C-3	17-08-210-013-1014	875	34,840	\$35,715
10-34516.015-C-3	17-08-210-013-1015	877	34,938	\$35,815
10-34516.016-C-3	17-08-210-013-1016	2,116	14,383	\$16,499
10-34516.017-C-3	17-08-210-013-1017	1,220	48,591	\$49,811

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 2010 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 is improved with commercial condominium units and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 5-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five sales of units in the condominium that sold from April 2007 to June 2008 for prices ranging from \$135,000 to \$430,000. Based on this record the appellant requested the assessments be reduced to a total of \$698,028 excluding parcel number (PIN) 17-08-210-013-1016.¹

The appellant also submitted a copy of the decision issued by the board of review disclosing the total assessment for the PINs of \$870,722 when excluding PIN 17-08-210-013-1016.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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

¹ The appellant indicated in its analysis that PIN 17-08-210-013-1016 is no longer part of the 824 West Superior Street Commercial Condominium Association and is now classified as a residential unit. The total assessment on this PIN remains the same as that reflected on the board of review decision.

§1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

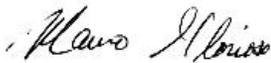
The Board finds the only evidence of market value in the record were the comparable sales and market analysis submitted by the appellant. The Board finds the subject's assessment reflects a market value greater than the value developed under the market analysis prepared by the appellant. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). Based on this record the Property Tax Appeal Board finds a reduction in the subject's assessment is appropriate.

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 24, 2015



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.