



Sheryl Marinier <smarinier@op97.org>

Fwd: Garfield Condo PTAB Appeal

1 message

Therese O'Neill <toneill@op97.org>
To: Sheryl Marinier <smarinier@op97.org>
Cc: "Dr. Carol Kelley" <ckelley@op97.org>

Thu, Jun 9, 2016 at 12:19 PM

Sheryl - please attach this email with the cover memo I have attached. Also I believe this should be included in Executive Session as opposed to FYI for Board Agenda. I remember the Board indicating that because this is potential litigation, future PTAB's should be included in Executive Session materials. Therese

----- Forwarded message -----

From: **Scott Ginsburg** <sginsburg@robbins-schwartz.com>
Date: Thu, May 12, 2016 at 9:30 AM
Subject: RE: Garfield Condo PTAB Appeal
To: Therese O'Neill <toneill@op97.org>

Hi Therese,

Following the District's intervention in the Garfield Condo PTAB matter, we have negotiated a settlement with the Taxpayer's attorney. As noted in my prior e-mails, this matter involves the residential property located at 923 Clarence. The County valued this 59-unit association at approximately \$5,900,000 or \$100,000 per condo. The Taxpayer filed evidence supporting a value of approximately \$2,600,000 or \$45,000 per condo. We intervened and consulted with an appraiser who advised that \$100,000 per unit was too high, and that these condos were worth about \$90,000 per unit at best. Thus, we proposed the \$90,000 per unit value to the Taxpayer, who accept the proposal. At the time of appeal, the Taxpayer sought a refund of \$39,724. Based on the settlement, the refund will be \$7,480. The numbers are broken down as follows:

	Proposed Value	School District Refund

County (Board of Review)	\$5,935,070	\$0
Taxpayer	\$2,624,560	\$39,724
School District's Appraiser	\$5,311,730	\$7,480
Settlement	\$5,311,730	\$7,480

The proposed settlement results in a refund savings to the School District of \$32,245 without the need for going further with litigation or evidence, and brings the assessment to the value estimated by our own appraiser. Accordingly, I recommend that the School District accept this settlement. Please advise as to whether there are any questions, and whether we are authorized to accept this settlement on the School District's behalf. Thank you very much.

Scott

Scott L. Ginsburg

Attorney

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Robbins Schwartz

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From: Therese O'Neill [mailto:toneill@op97.org]

Sent: Tuesday, February 09, 2016 2:50 PM

To: Scott Ginsburg <sginsburg@robbins-schwartz.com>

Subject: Re: Garfield Condo PTAB Appeal

Here you go Scott. Thanks, Therese

On Tue, Feb 9, 2016 at 2:44 PM, Scott Ginsburg <sginsburg@robbins-schwartz.com> wrote:

Great! E-mail please. Thanks Therese.

Scott

Scott L. Ginsburg

Attorney

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From: Therese O'Neill [mailto:toneill@op97.org]
Sent: Tuesday, February 09, 2016 2:17 PM
To: Scott Ginsburg <sginsburg@robbins-schwartz.com>
Subject: Re: Garfield Condo PTAB Appeal

Scott - Board approved resolution last night. Do you want scanned copy or original? Therese

On Tue, Jan 26, 2016 at 1:11 PM, Scott Ginsburg <sginsburg@robbins-schwartz.com> wrote:

Dear Therese,

Good afternoon. I am following up on a Cook County Board of Review notice that you sent for the 2014 PTAB appeal filed by Garfield Condo Association for the property located at 923 Clarence. I had the opportunity to take a look at the appeal application and notice. Based upon my analysis I recommend that the School District intervene in this case.

In this case, the taxpayer is seeking a \$331,051 assessment reduction which, if successful, would result in a total tax refund of 39,724 plus interest from the School District. Our goal in these tax appeal cases is to resolve them efficiently by spending less money than can be lost if the taxpayer is successful. Absent special circumstances, we recommend intervention when the total tax refund liability at stake approaches

\$10,000. All of the research and analysis that we have completed in our office indicates that this is a good threshold for efficiency. Accordingly, because the refund liability in this case approaches \$40,000, we recommend intervening in the appeal. After we intervene, we can analyze the Taxpayer's evidence and consult an appraiser regarding an estimate of value and a quote for an appraisal to be submitted on behalf of the School District.

Pursuant to the PTAB's rules, the School District must accompany an intervention application with a resolution authorizing intervention in the appeal. I have attached a proposed resolution for your Board's consideration. The deadline to intervene in the appeal is **February 16**. If you agree with my intervention recommendation, please see that this resolution is placed on the agenda for the next Board meeting, and then e-mail or mail an executed copy to me prior to the February 16 deadline. Please let me know if you have any questions. Thank you very much, and I look forward to working with you on this and any other matters that may arise.

Very truly yours,

Scott

Scott L. Ginsburg

Attorney

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Therese M. O'Neill
Assistant Superintendent for Finance & Operations

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Assistant Superintendent for Finance & Operations

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Assistant Superintendent for Finance & Operations



Memo to Supt - Garfield Condo PTAB Appeal - 2-8-16.doc.docx

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