

**PROPERTY TAX APPEAL BOARD'S DECISION**

APPELLANT: Karl Vacek  
DOCKET NO.: 00-27017.001-I-1 through 00-27017.003-I-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Karl Vacek, the appellant, and the Cook County Board of Review.

The subject property is improved with a one-story structural brick and concrete industrial building that contains 39,014 square feet of building area. The subject has 3,000 square feet of office space and ceiling heights that range from 10.5 to 12.5 feet. The building was constructed in stages from 1947 through 1974. The improvements are located on a 69,139 square foot site in Cicero, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument the appellant submitted a narrative appraisal estimating the subject property had a market value of \$400,000 as of January 1, 1999. The appellant also submitted documentation disclosing the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the prior year under Docket Nos. 99-27532-I-1 through 99-21534-I-1. In that appeal, the Property Tax Appeal Board issued a decision in accordance with a proposed assessment made by the appellant resulting in a total assessment of \$163,000. Based on this evidence the appellant requested the subject's assessment be reduced.

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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 No.	Land	Impr.	Total
00-27017.001-I-1	16-32-104-001-0000	\$28,091	\$127,663	\$155,754
00-27017.002-I-1	16-32-104-024-0000	\$1,513	\$1,714	\$3,227
00-27017.003-I-1	16-32-104-027-0000	\$1,513	\$2,506	\$4,019

Subject only to the State multiplier as applicable.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property.

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 supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted a narrative appraisal estimating the subject property had a market value of \$400,000 as of January 1, 1999. The appellant also submitted information disclosing the Property Tax Appeal Board issued a decision in the prior year under Docket Nos. 99-21532-I-1 through 99-21534-I-1 based on a proposed assessment of the subject made by the appellant that was not rejected by the board of review resulting in a total assessment of \$163,000. In this appeal 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 Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property commensurate with the assessment as established in the prior year's appeal.

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: December 21, 2007



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

Docket No. 00-27017.001-I-1 through 00-27017.003-I-1

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.