

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Baric Commons, LLC
DOCKET NO.: 04-25226.001-R-3 through 04-25226.010-R-3
PARCEL NO.: See below

The parties of record before the Property Tax Appeal Board are Baric Commons, LLC, the appellant, by attorney David S. Dordek of Dordek, Rosenberg & Associates, Skokie; the Cook County Board of Review; and Chicago Board of Education, intervenor, by attorney Ares G. Dalianis of Francek Sullivan, P.C., Chicago.

Prior to the hearing the appellant and the board of review reached an agreement as to the correct assessment of the subject property. The intervenor submitted no independent evidence of value but adopted and affirmed the valuation evidence and other materials submitted by the Cook County Board of Review. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this Cook County appeal. The Board finds that the appellant and the board of review reached an agreement as to the correct assessment of the subject property. The intervenor submitted no independent evidence of value but adopted the evidence submitted by the Cook County Board of Review. Section 1910.99(a)) of the Rules of the Property Tax Appeal Board provides in part that:

[I]f a party adopts the evidence of another party, the adopting party shall be precluded from withholding its authorization for settlement of an appeal if the party with whom it adopted evidence reaches an agreement in the pending appeal. The adopting party shall be bound by the terms of the stipulation agreement.

86 Ill.Adm.Code 1910.99(a). Pursuant to this rule the Property Tax Appeal Board finds that the intervenor is bound by the terms of the stipulation agreement entered between the appellant and the Cook County Board of Review.

The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

Docket No.	Parcel No.	Land	Impr.	Total
04-25226.001-R-3	25-27-121-046-0000	\$ 4,875	\$46,698	\$51,573
04-25226.002-R-3	25-27-121-052-0000	\$ 4,712	\$44,163	\$48,875
04-25226.003-R-3	25-27-121-053-0000	\$14,673	\$66,616	\$81,289

DOCKET NO.: 04-25226.001-R-3 through 04-25226.010-R-3

04-25226.004-R-3	25-27-121-054-0000	\$ 7,223	\$45,725	\$52,948
04-25226.005-R-3	25-27-121-055-0000	\$ 8,330	\$45,274	\$53,604
04-25226.006-R-3	25-27-121-056-0000	\$ 7,085	\$45,344	\$52,429
04-25226.007-R-3	25-27-121-057-0000	\$ 7,085	\$45,344	\$52,429
04-25226.008-R-3	25-27-121-058-0000	\$ 7,095	\$45,335	\$52,430
04-25226.009-R-3	25-27-121-059-0000	\$11,421	\$42,602	\$54,023
04-25226.010-R-3	25-27-121-060-0000	\$17,406	\$61,494	\$78,900

Subject only to the State multiplier as applicable

PTAB/mmg

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: January 25, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

DOCKET NO.: 04-25226.001-R-3 through 04-25226.010-R-3

"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.