

**PROPERTY TAX APPEAL BOARD'S DECISION**

APPELLANT: Contracting & Material Company  
DOCKET NO.: 05-23471.001-I-1 through 05-23471.015-I-1  
PARCEL NO.: See Page 2

The parties of record before the Property Tax Appeal Board are Contracting & Material Company, the appellant, by attorney Stephen Golan of Golan & Christie, LLP, Chicago; and the Cook County Board of Review.

The subject property consists of 182,904 square foot parcel improved with three, one and part two-story masonry constructed industrial buildings containing a total building area of 38,275 square feet. The buildings were constructed in the 1930's through 1990 and have an estimated combined effective age of 45 years. The property is located in Chicago, West Chicago Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. Pursuant to section 1910.10.90(i) of the rules of the Property Tax Appeal Board (86 Ill.Adm.Code 1910.90(i)), the Board takes notice that the property in this appeal was the subject matter of an appeal before the Property Tax Appeal Board for the prior year under Docket No. 04-25492-I-2. In that appeal, the Property Tax Appeal Board issued a decision reducing the assessment of the subject property to \$230,000 based upon an assessment agreement by the parties to the appeal.

In the instant appeal the appellant submitted a narrative appraisal estimating the subject property had a market value of \$630,000 as of January 1, 2003. The appellant also submitted a copy of the final decision issued by the board of review wherein the assessment of the subject property totaling \$305,556 was disclosed. The subject's total assessment reflects a market value of approximately \$848,770 using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 5b property of 36%. Based on this evidence the appellant requested the subject's assessment be reduced to reflect the appraised value.

(Continued on Next Page)

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:

LAND: See Page 2  
IMPR.: See Page 2  
TOTAL: See Page 2

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 the appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

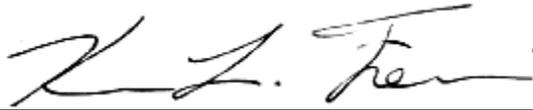
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property 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 Board finds the best evidence of market value in the record is the appraisal of the subject property submitted by the appellant. The appraisal contained an estimate of market value for the subject property of \$630,000, which is less than the market value reflected by the assessment of approximately \$848,770. 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 (86 Ill.AdM.Code 1910.40(a)). 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 prior year's decision.

Docket No.	Parcel No.	Land	Impr.	Total
05-23471.001-I-1	16-16-301-009-0000	\$3,966	\$1,552	\$5,518
05-23471.002-I-1	16-16-301-017-0000	\$4,524	\$6,675	\$11,199
05-23471.003-I-1	16-16-301-018-0000	\$3,966	\$2,734	\$6,700
05-23471.004-I-1	16-16-301-019-0000	\$3,966	\$6,675	\$10,641
05-23471.005-I-1	16-16-301-020-0000	\$3,966	\$6,675	\$10,641
05-23471.006-I-1	16-16-301-021-0000	\$3,966	\$6,675	\$10,641
05-23471.007-I-1	16-16-301-022-0000	\$3,966	\$410	\$4,376
05-23471.008-I-1	16-16-301-025-0000	\$1,762	\$416	\$2,178
05-23471.009-I-1	16-16-301-026-0000	\$1,762	\$161	\$1,923
05-23471.010-I-1	16-16-301-046-0000	\$4,087	\$1,188	\$5,275
05-23471.011-I-1	16-16-301-048-0000	\$23,957	\$4,341	\$28,298
05-23471.012-I-1	16-16-301-050-0000	\$35,886	\$10,906	\$46,792
05-23471.013-I-1	16-16-301-051-0000	\$17,869	\$9,038	\$26,907
05-23471.014-I-1	16-16-301-052-0000	\$27,870	\$4,180	\$32,050
05-23471.015-I-1	16-16-301-053-0000	\$17,944	\$8,917	\$26,861

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.

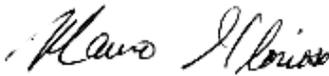
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Chairman



\_\_\_\_\_  
Member



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Member



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Member



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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: May 27, 2009



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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

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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.