



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

APPELLANT: Rockford-Stem Partnership
DOCKET NO.: 08-22436.001-C-1 through 08-22436.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Rockford-Stem Partnership, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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
08-22436.001-C-1	05-07-206-001-0000	22,087	203,757	\$225,844
08-22436.002-C-1	05-07-206-002-0000	32,395	117,130	\$149,525

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property has 9,250 square feet of land, which is improved with a 77 year old, one and part two-story, masonry, mixed-use building with 7,692 square feet of building area. The subject has nine commercial units and two apartment units. The two Property Index Numbers ("PIN") that make up the subject are prorated at 50% each. Additionally, the portion of the subject that is used for residential purposes is classified as a class 3 property, while the rest of the subject is classified as a class 5 property. The property in this appeal was the subject of an appeal before the Property Tax Appeal Board (the "Board") for the prior year under Docket No. 07-22960. In that appeal, the Board reached a decision based upon equity and the weight of the evidence in the record as presented by the parties to the appeal. Pursuant to the Official Rules of the Property Tax Appeal Board, evidence from both parties in support of their respective opinions of the subject's market value was requested. The Board does note that the subject's current assessment is slightly less than the assessment in the previous year.

After reviewing the record and considering the evidence, the Board finds that it has jurisdiction over the parties and the

subject matter of this appeal. The Board finds from its analysis of the record that the evidence in this appeal is no different from that of the prior year. Since no new evidence was presented to warrant a change from the previous year's decision, the Board finds that no change in the current assessment is warranted.

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.

Donald R. Cuit

Chairman

[Signature]

Member

Member

[Signature]

Member

[Signature]

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 24, 2013

[Signature]

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.