



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

APPELLANT: Todd Webb/15 Street Loft Condo Association
DOCKET NO.: 08-30672.001-R-1 through 08-30672.011-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Todd Webb/15 Street Loft Condo Association, the appellant, by attorney Thomas J. Thorson of Raila & Associates, P.C. in Chicago; and the Cook County Board of Review.

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 NUMBER	LAND	IMPRVMT	TOTAL
08-30672.001-R-1	17-22-106-120-1022	692	16,154	\$16,846
08-30672.002-R-1	17-22-106-120-1026	869	22,118	\$22,987
08-30672.003-R-1	17-22-106-120-1120	126	3,212	\$3,338
08-30672.004-R-1	17-22-106-120-1036	785	18,306	\$19,091
08-30672.005-R-1	17-22-106-120-1107	159	3,717	\$3,876
08-30672.006-R-1	17-22-106-120-1049	785	20,059	\$20,844
08-30672.007-R-1	17-22-106-120-1121	126	3,226	\$3,352
08-30672.008-R-1	17-22-106-120-1065	869	21,725	\$22,594
08-30672.009-R-1	17-22-106-120-1124	127	3,189	\$3,316
08-30672.010-R-1	17-22-106-120-1071	1,688	35,549	\$37,237
08-30672.011-R-1	17-22-106-120-1116	178	3,749	\$3,927

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with residential condominium units and associated parking units. The property is located in Chicago, South Chicago Township, Cook County. The properties are classified as class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant marked assessment inequity as the basis of the appeal. In support of the assessment complaint the appellant submitted a copy of a decision issued by the Property Tax Appeal Board for the prior tax year under Docket No. 07-29509.001-R-1 through 07-29509.025-R-1 in which the assessments of the subject units under appeal were reduced. The appellant asserted that 2008 is the subsequent year of the triennial assessment cycle in the township and requested the 2008 assessments be made uniform with the 2007 assessments for the respective subject units.

The board of review did not submit its "Board of Review Notes on Appeal" or 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 in this appeal submitted evidence in support of the contention that the subject property was not accurately assessed. 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 and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a) & §1910.69(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 appellant's request.

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.



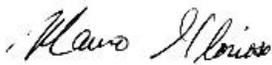
Chairman



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: August 22, 2014



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.