



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

APPELLANT: Polivka Trust #1 & Willow Farm Properties
DOCKET NO.: 09-33564.001-I-3 through 09-33564.017-I-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Polivka Trust #1 & Willow Farm Properties, the appellants, by attorney George Michael Keane, Jr., of Keane and Keane in Chicago; the Cook County Board of Review by assistant state's attorney William Blyth with the Cook County State's Attorneys office in Chicago; as well as the intervenors, Lyons S. D. #103 and Lyons Township H. S. D. #204, both by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago, and the Village of Brookfield, by attorney Matthew G. Holmes of Storino, Ramello & Durkin in Rosemont.

After several pre-hearing conferences, the parties reached an agreement as to the correct assessment of the subject property. 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 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 NUMBER	LAND	IMPRVMT	TOTAL
09-33564.001-I-3	18-03-424-014-0000	69,115	59,440	\$128,555
09-33564.002-I-3	18-03-424-016-0000	37,125	11,080	\$48,205
09-33564.003-I-3	18-03-424-018-0000	66,893	124,167	\$191,060
09-33564.004-I-3	18-03-424-019-0000	9,375	1,164	\$10,539
09-33564.005-I-3	18-03-424-020-0000	9,375	1,164	\$10,539
09-33564.006-I-3	18-03-424-021-0000	8,984	22,017	\$31,001
09-33564.007-I-3	18-03-424-022-0000	8,984	39,105	\$48,089
09-33564.008-I-3	18-03-424-026-0000	8,984	374	\$9,358
09-33564.009-I-3	18-03-424-027-0000	13,784	711	\$14,495

Docket No: 09-33564.001-I-3 through 09-33564.017-I-3

09-33564.010-I-3	18-03-424-030-0000	10,631	51,107	\$61,738
09-33564.011-I-3	18-03-424-031-0000	4,475	14,239	\$18,714
09-33564.012-I-3	18-03-424-032-0000	24,141	1,553	\$25,694
09-33564.013-I-3	18-03-424-033-0000	7,756	21,941	\$29,697
09-33564.014-I-3	18-03-424-034-0000	9,405	865	\$10,270
09-33564.015-I-3	18-03-424-035-0000	7,756	14,684	\$22,440
09-33564.016-I-3	18-03-424-036-0000	12,216	1,124	\$13,340
09-33564.017-I-3	18-03-424-037-0000	1,158	108	\$1,266

Subject only to the State multiplier as applicable.

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.

Ronald R. Crit

Chairman

K. L. Ferr

Member

Member

Mark Morris

Member

JR

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: April 18, 2014

Allen Castrovillari

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.