



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

APPELLANT: Edward Magnus  
DOCKET NO.: 11-20329.001-R-1  
PARCEL NO.: 16-06-227-023-0000

The parties of record before the Property Tax Appeal Board are Edward Magnus, the appellant; 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:

**LAND:** \$ 6,200  
**IMPR.:** \$ 35,210  
**TOTAL:** \$ 41,410

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 6,200 square foot parcel of land improved with a 89 year old, two-story, single-family dwelling of stucco construction. The improvement contains 2,442 square feet of living area. The subject is located in Oak Park Township, Cook County.

On March 25, 2014, the Property Tax Appeal Board set the subject matter of this appeal for hearing based upon its merits for May 8, 2014 at 9:00 AM. The hearing location was the James R. Thompson Center, 100 W Randolph, Room 2-029, Chicago, Illinois 60601. The hearing notice states in pertinent part:

This case cannot be postponed without good reason submitted in writing. Failure of the appellant to

appellant to appear shall be cause for dismissal of the appeal. Failure of the county or any intervenor to appear shall be grounds for default of that party.

On May 8, 2014, the Property Tax Appeal Board's Administrative Law Judge and the board of review convened at the hearing location at 9:00 AM for the hearing that was to be conducted on its merits pursuant to the appellant's request. The appellant failed to appear before the Property Tax Appeal Board at the scheduled hearing time. At 9:50 AM the board of review representative made a motion that the appellant be defaulted and the Board Administrative Law Judge granted the request.

Pursuant to section 1910.67 (i) of the rules of the Property Tax Appeal Board:

Continuances shall be granted for good cause shown in writing, and then only on an order of a Member of the Property Tax Appeal Board, or a duly authorized Hearing Officer. Good cause shall be the inability to attend the hearing at the date and time set by the Board for a cause beyond the control of the party, such as the unavoidable absence of the party, his attorney or material witness, or the serious illness or death of a witness or party.

The Board finds this record is clear that the appellant requested an oral hearing based on the merits of the appeal. The appellant did not appear before the Board at the designated time after proper notification. As a result, the Board hereby holds the appellant in default for failure to appear at the designated hearing time.

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.



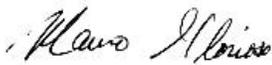
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Chairman



\_\_\_\_\_  
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: June 20, 2014



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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 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.