



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

APPELLANT: Wells Fargo Bank
DOCKET NO.: 11-27239.001-C-3 through 11-27239.005-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Wells Fargo Bank, the appellant, by attorney Ryan J. Gibbs of The Gibbs Firm, LPA, in Cincinnati, Ohio; the Cook County Board of Review; and Thornton Twp. H.S.D. #205, intervenor, by attorney Scott L. Ginsburg of Robbins, Schwartz, Nicholas, Lifton & Taylor, in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the intervening taxing district along with a cover letter indicating the appellant and the taxing district came to an agreed upon valuation for the subject parcels. Both the appellant and the board of review were notified of this suggested assessment for the subject parcel and were given thirty (30) days to respond if the offer was not acceptable. Neither the appellant nor the board of review responded to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the taxing district is appropriate.

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
11-27239.001-C-3	29-25-201-009-0000	142,485	64,015	\$206,500
11-27239.002-C-3	29-25-201-010-0000	70,092	124,608	\$194,700
11-27239.003-C-3	29-25-201-027-0000	64,192	36,108	\$100,300
11-27239.004-C-3	29-25-201-034-0000	19,588	4,012	\$23,600
11-27239.005-C-3	29-25-201-046-0000	57,112	7,788	\$64,900

Docket No: 11-27239.001-C-3 through 11-27239.005-C-3

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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.



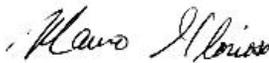
Chairman



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: January 23, 2015



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.