



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

APPELLANT: James Mitchell
DOCKET NO.: 10-20148.001-C-2 through 10-20148.004-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are James Mitchell, the appellant, by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Chicago; the Cook County Board of Review by assistant state's attorney Charlie Cullinan with the Cook County State's attorneys office in Chicago; and the North Palos Elementary S.D. #117, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant and the board of review. The intervenor was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenor did respond to the Property Tax Appeal Board by the established deadline indicating no objection to the proposed stipulation.

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 appellant and the board of review and accepted by the intervenor is appropriate.

Based on the facts and exhibits presented in this matter, 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
10-20148.001-C-2	23-01-218-011-0000	9,406	30,233	\$39,639
10-20148.002-C-2	23-01-218-012-0000	11,404	9,860	\$21,264
10-20148.003-C-2	23-01-218-013-0000	11,637	105,079	\$116,716
10-20148.004-C-2	23-01-218-015-0000	8,638	8,933	\$17,571

Subject only to the State multiplier as applicable.

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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.