



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

APPELLANT: Target Corporation  
DOCKET NO.: 12-28962.001-C-3 through 12-28962.013-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Target Corporation, the appellant(s), by attorney Michael G. Flanagan, of Flanagan/Bilton LLC in Chicago; the Cook County Board of Review; and Prospect Heights S.D. #23, the intervenor, by attorney John M. Izzo of Hauser Izzo, LLC in Flossmoor.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellant(s) was/were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant(s) did not respond 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 board of review 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
12-28962.001-C-3	03-21-300-003-0000	53,554	3,501	\$57,055
12-28962.002-C-3	03-21-300-004-0000	70,851	5,951	\$76,802
12-28962.003-C-3	03-21-300-005-0000	74,375	5,273	\$79,648
12-28962.004-C-3	03-21-300-006-0000	74,375	5,273	\$79,648
12-28962.005-C-3	03-21-300-007-0000	74,375	63,977	\$138,352
12-28962.006-C-3	03-21-300-008-0000	74,375	118,577	\$192,952
12-28962.007-C-3	03-21-300-009-0000	74,375	46,243	\$120,618
12-28962.008-C-3	03-21-300-010-0000	74,375	930	\$75,305
12-28962.009-C-3	03-21-300-015-0000	53,756	111,374	\$165,130
12-28962.010-C-3	03-21-300-016-0000	53,550	251,196	\$304,746
12-28962.011-C-3	03-21-300-017-0000	74,375	200,217	\$274,592
12-28962.012-C-3	03-21-300-018-0000	93,500	369,987	\$463,487
12-28962.013-C-3	03-21-300-019-0000	106,887	197,038	\$303,925

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.



Chairman



Member



Member



Member



Acting Member

DISSENTING: \_\_\_\_\_

**CERTIFICATION**

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:

October 21, 2016



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.