PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Paul/Marek Di Franco/Kolbiarz
DOCKET NO.: 02-25157.001-C-1
PARCEL NO.: 09-27-206-009-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Paul/Marek Di Franco/Kolbiarz, the appellants, by attorney Melissa K. Whitley of Marino & Associates, PC of Chicago the Cook County Board of Review (board).

The subject property consists of a class 5-17 commercial building.

The appellants in this appeal submitted documentation to demonstrate that the subject property was improperly assessed. This evidence was timely filed by the appellants pursuant to the Official Rules of the PTAB. In support of the request for relief due to the subject's diminished income, the appellants prepared and submitted occupancy affidavits, photographs, a permit to wreck dated January 2002, a wrecking bill dated December 2002, and a permit to build dated February 2003, for the subject property. The appellants' affidavit claimed the property was without income and vacant the entire 2002 tax year. Based on this evidence the appellants requested a reduction in the subject's assessment amounting to a 10% occupancy factor.

The board of review submitted "Board of Review-Notes on Appeal" that disclosed the subject's total assessment of $134,202 which yields a market value of $353,163 based on 38% of market value. The Assessor applied a 33% occupancy factor to the subject's improvements for tax year 2002. The board offered no other evidence.

At the hearing it was noted that the subject was purchased in 2002 but no sales data was presented by either party. Nor were there any descriptive printouts submitted or a description of the class 5-17 improvement that was supposed to be vacant.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal.

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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:	$ 77,451
IMPR.	$ 56,751
TOTAL:	$134,202

Subject only to the State multiplier as applicable.

PTAB/TMcG. 8/08