



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

APPELLANT: Archer Place Condo. Assoc.
DOCKET NO.: 11-31482.001-R-3 through 11-31482.129-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Archer Place Condo. Assoc., the appellant, by attorney Terrence Kennedy Jr., of the Law Offices of Terrence Kennedy Jr. in Chicago; and the Cook County Board of Review.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Cook** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-31482.001-R-3	17-28-105-045-1001	939	16,068	\$17,007
11-31482.002-R-3	17-28-105-045-1002	1,003	17,171	\$18,174
11-31482.003-R-3	17-28-105-045-1003	1,023	17,512	\$18,535
11-31482.004-R-3	17-28-105-045-1004	1,023	17,512	\$18,535
11-31482.005-R-3	17-28-105-045-1005	979	16,752	\$17,731
11-31482.006-R-3	17-28-105-045-1006	1,013	17,341	\$18,354
11-31482.007-R-3	17-28-105-045-1007	1,024	17,531	\$18,555
11-31482.008-R-3	17-28-105-045-1008	1,029	17,607	\$18,636
11-31482.009-R-3	17-28-105-045-1009	998	17,075	\$18,073
11-31482.010-R-3	17-28-105-045-1010	940	16,087	\$17,027
11-31482.011-R-3	17-28-105-045-1011	1,002	17,152	\$18,154
11-31482.012-R-3	17-28-105-045-1012	1,024	17,531	\$18,555
11-31482.013-R-3	17-28-105-045-1013	1,025	17,550	\$18,575
11-31482.014-R-3	17-28-105-045-1014	980	16,771	\$17,751
11-31482.015-R-3	17-28-105-045-1015	1,011	17,303	\$18,314
11-31482.016-R-3	17-28-105-045-1016	1,021	17,475	\$18,496
11-31482.017-R-3	17-28-105-045-1017	1,028	17,587	\$18,615
11-31482.018-R-3	17-28-105-045-1018	1,001	17,133	\$18,134
11-31482.019-R-3	17-28-105-045-1019	939	16,068	\$17,007
11-31482.020-R-3	17-28-105-045-1020	1,004	17,190	\$18,194
11-31482.021-R-3	17-28-105-045-1021	1,023	17,512	\$18,535

11-31482.022-R-3	17-28-105-045-1022	1,024	17,531	\$18,555
11-31482.023-R-3	17-28-105-045-1023	978	16,733	\$17,711
11-31482.024-R-3	17-28-105-045-1024	1,010	17,284	\$18,294
11-31482.025-R-3	17-28-105-045-1025	1,021	17,475	\$18,496
11-31482.026-R-3	17-28-105-045-1026	1,026	17,569	\$18,595
11-31482.027-R-3	17-28-105-045-1027	998	17,075	\$18,073
11-31482.028-R-3	17-28-105-045-1028	941	16,106	\$17,047
11-31482.029-R-3	17-28-105-045-1029	1,003	17,171	\$18,174
11-31482.030-R-3	17-28-105-045-1030	1,024	17,531	\$18,555
11-31482.031-R-3	17-28-105-045-1031	1,025	17,550	\$18,575
11-31482.032-R-3	17-28-105-045-1032	980	16,771	\$17,751
11-31482.033-R-3	17-28-105-045-1033	1,009	17,265	\$18,274
11-31482.034-R-3	17-28-105-045-1034	1,020	17,455	\$18,475
11-31482.035-R-3	17-28-105-045-1035	1,028	17,587	\$18,615
11-31482.036-R-3	17-28-105-045-1036	1,000	17,113	\$18,113
11-31482.037-R-3	17-28-105-045-1037	943	16,145	\$17,088
11-31482.038-R-3	17-28-105-045-1038	1,004	17,190	\$18,194
11-31482.039-R-3	17-28-105-045-1039	1,025	17,550	\$18,575
11-31482.040-R-3	17-28-105-045-1040	1,024	17,531	\$18,555
11-31482.041-R-3	17-28-105-045-1041	981	16,790	\$17,771
11-31482.042-R-3	17-28-105-045-1042	1,011	17,303	\$18,314
11-31482.043-R-3	17-28-105-045-1043	1,020	17,455	\$18,475
11-31482.044-R-3	17-28-105-045-1044	1,029	17,607	\$18,636
11-31482.045-R-3	17-28-105-045-1045	1,003	17,172	\$18,175
11-31482.046-R-3	17-28-105-045-1046	944	16,164	\$17,108
11-31482.047-R-3	17-28-105-045-1047	1,005	17,208	\$18,213
11-31482.048-R-3	17-28-105-045-1048	1,025	17,550	\$18,575
11-31482.049-R-3	17-28-105-045-1049	1,025	17,550	\$18,575
11-31482.050-R-3	17-28-105-045-1050	983	16,829	\$17,812
11-31482.051-R-3	17-28-105-045-1051	1,010	17,284	\$18,294
11-31482.052-R-3	17-28-105-045-1052	1,021	17,475	\$18,496
11-31482.053-R-3	17-28-105-045-1053	1,028	17,587	\$18,615
11-31482.054-R-3	17-28-105-045-1054	1,004	17,190	\$18,194
11-31482.055-R-3	17-28-105-045-1055	1,340	22,925	\$24,265
11-31482.056-R-3	17-28-105-045-1056	1,368	23,419	\$24,787
11-31482.057-R-3	17-28-105-045-1057	1,405	24,046	\$25,451
11-31482.058-R-3	17-28-105-045-1058	1,691	28,947	\$30,638
11-31482.059-R-3	17-28-105-045-1059	1,695	29,003	\$30,698
11-31482.060-R-3	17-28-105-045-1060	170	2,926	\$3,096
11-31482.061-R-3	17-28-105-045-1061	168	2,888	\$3,056
11-31482.062-R-3	17-28-105-045-1062	165	2,830	\$2,995
11-31482.063-R-3	17-28-105-045-1063	169	2,907	\$3,076
11-31482.064-R-3	17-28-105-045-1064	167	2,868	\$3,035
11-31482.065-R-3	17-28-105-045-1065	165	2,830	\$2,995
11-31482.066-R-3	17-28-105-045-1066	167	2,868	\$3,035
11-31482.067-R-3	17-28-105-045-1067	168	2,888	\$3,056

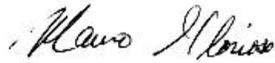
11-31482.068-R-3	17-28-105-045-1068	165	2,830	\$2,995
11-31482.069-R-3	17-28-105-045-1069	168	2,888	\$3,056
11-31482.070-R-3	17-28-105-045-1070	165	2,830	\$2,995
11-31482.071-R-3	17-28-105-045-1071	236	4,047	\$4,283
11-31482.072-R-3	17-28-105-045-1072	165	2,830	\$2,995
11-31482.073-R-3	17-28-105-045-1073	166	2,849	\$3,015
11-31482.074-R-3	17-28-105-045-1074	164	2,811	\$2,975
11-31482.075-R-3	17-28-105-045-1075	166	2,849	\$3,015
11-31482.076-R-3	17-28-105-045-1076	168	2,888	\$3,056
11-31482.077-R-3	17-28-105-045-1077	167	2,868	\$3,035
11-31482.078-R-3	17-28-105-045-1078	160	2,754	\$2,914
11-31482.079-R-3	17-28-105-045-1079	163	2,792	\$2,955
11-31482.080-R-3	17-28-105-045-1080	210	3,610	\$3,820
11-31482.081-R-3	17-28-105-045-1081	208	3,572	\$3,780
11-31482.082-R-3	17-28-105-045-1082	164	2,811	\$2,975
11-31482.083-R-3	17-28-105-045-1083	167	2,868	\$3,035
11-31482.084-R-3	17-28-105-045-1084	166	2,849	\$3,015
11-31482.085-R-3	17-28-105-045-1085	169	2,907	\$3,076
11-31482.086-R-3	17-28-105-045-1086	166	2,849	\$3,015
11-31482.087-R-3	17-28-105-045-1087	166	2,849	\$3,015
11-31482.088-R-3	17-28-105-045-1088	166	2,849	\$3,015
11-31482.089-R-3	17-28-105-045-1089	169	2,907	\$3,076
11-31482.090-R-3	17-28-105-045-1090	186	3,191	\$3,377
11-31482.091-R-3	17-28-105-045-1091	186	3,191	\$3,377
11-31482.092-R-3	17-28-105-045-1092	187	3,211	\$3,398
11-31482.093-R-3	17-28-105-045-1093	187	3,211	\$3,398
11-31482.094-R-3	17-28-105-045-1094	187	3,211	\$3,398
11-31482.095-R-3	17-28-105-045-1095	185	3,172	\$3,357
11-31482.096-R-3	17-28-105-045-1096	162	2,773	\$2,935
11-31482.097-R-3	17-28-105-045-1097	168	2,888	\$3,056
11-31482.098-R-3	17-28-105-045-1098	168	2,888	\$3,056
11-31482.099-R-3	17-28-105-045-1099	164	2,811	\$2,975
11-31482.100-R-3	17-28-105-045-1100	167	2,868	\$3,035
11-31482.101-R-3	17-28-105-045-1101	174	2,983	\$3,157
11-31482.102-R-3	17-28-105-045-1102	169	2,907	\$3,076
11-31482.103-R-3	17-28-105-045-1103	168	2,888	\$3,056
11-31482.104-R-3	17-28-105-045-1104	163	2,792	\$2,955
11-31482.105-R-3	17-28-105-045-1105	164	2,811	\$2,975
11-31482.106-R-3	17-28-105-045-1106	168	2,888	\$3,056
11-31482.107-R-3	17-28-105-045-1107	167	2,868	\$3,035
11-31482.108-R-3	17-28-105-045-1108	168	2,888	\$3,056
11-31482.109-R-3	17-28-105-045-1109	168	2,888	\$3,056
11-31482.110-R-3	17-28-105-045-1110	163	2,792	\$2,955
11-31482.111-R-3	17-28-105-045-1111	163	2,792	\$2,955
11-31482.112-R-3	17-28-105-045-1112	167	2,868	\$3,035
11-31482.113-R-3	17-28-105-045-1113	169	2,907	\$3,076

11-31482.114-R-3	17-28-105-045-1114	176	3,021	\$3,197
11-31482.115-R-3	17-28-105-045-1115	168	2,888	\$3,056
11-31482.116-R-3	17-28-105-045-1116	264	4,520	\$4,784
11-31482.117-R-3	17-28-105-045-1117	223	3,818	\$4,041
11-31482.118-R-3	17-28-105-045-1118	206	3,534	\$3,740
11-31482.119-R-3	17-28-105-045-1119	215	3,685	\$3,900
11-31482.120-R-3	17-28-105-045-1120	162	2,773	\$2,935
11-31482.121-R-3	17-28-105-045-1121	157	2,699	\$2,856
11-31482.122-R-3	17-28-105-045-1122	163	2,792	\$2,955
11-31482.123-R-3	17-28-105-045-1123	165	2,830	\$2,995
11-31482.124-R-3	17-28-105-045-1124	159	2,738	\$2,897
11-31482.125-R-3	17-28-105-045-1125	172	2,944	\$3,116
11-31482.126-R-3	17-28-105-045-1126	159	2,738	\$2,897
11-31482.127-R-3	17-28-105-045-1127	327	5,604	\$5,931
11-31482.128-R-3	17-28-105-045-1128	329	5,641	\$5,970
11-31482.129-R-3	17-28-105-045-1129	266	4,558	\$4,824

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: _____

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: July 22, 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.