

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Concord Plaza Retirement Community
DOCKET NO.: 02-25326.001-R-3
PARCEL NO.: 15-06-100-016

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Concord Plaza Retirement Community, the appellant, by Attorney Gordon Millner and Attorney David Bass with the law firm of Thompson Coburn Fagel & Haber in Chicago; the Cook County Board of Review; and the three intervenors, Addison Creek River Conservancy District, Berkeley School District #87 and City of Northlake, all by Attorney Mark Chester with the law firm of Johnson & Colmar in Chicago.

Pursuant to Section 1910.73 of the PTAB's official rules, a pre-hearing conference was held at which time the proper notice having been given the appellant and the board of review appeared, but the intervenors failed to appear. As a result of said conference, the appellant and the board of review reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the PTAB.

Moreover, the intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenors did not respond to the PTAB by the established deadline.

After considering the evidence and reviewing the record, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. The PTAB further finds that the assessed valuation proposed by the appellant and the board of review is appropriate, without objection from the intervenors is appropriate.

Based on the facts and exhibits presented, the PTAB 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:

LAND:	\$	309,694
IMPR.:	\$	490,306
TOTAL:	\$	800,000

Subject only to the State multiplier as applicable.

PTAB/kpp

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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: October 26, 2007



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

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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.