

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Kingsbrooke of Palatine Condominium Assoc. Inc.
DOCKET NO.: 05-21912.001-R-3 thru 05-21912.340-R-3
PARCEL NO.: 02-01-100-015-1001 thru 02-01-100-015-1340

The parties of record before the Property Tax Appeal Board (PTAB) are the Kingsbrooke of Palatine Condominium Assoc. Inc. (Condo), the appellant, by attorney Melissa Whitley of Chicago and the Cook County Board of Review (board).

The subject property consists of a residential condominium property containing 340 dwelling units all of which are the subjects of this appeal. This development is located in Palatine Township, Cook County. The appellant's attorney appeared before the PTAB and argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

The appellant's attorney argued that the Condo's 119 recent sales in 2003, 2004 and 2005 best reflect the Condo's total market value. In support of this argument, the appellant indicated through an analysis of a sales grid and sales records from the Recorder of Deeds that the Condo had a total market value, after suggested adjustments, of \$43,602,272 or a 340 unit assessed value of \$4,360,227. The appellant made sales adjustments of approximately \$22,300 per unit or 15% of market value (\$2,655,600) for personal property. The 119 sale units accounted for 34.51288% of the 100% of the 340 unit development. The appellant further factored the adjusted market value by 10% to arrive at a desired assessed value of \$4,360,227. The appellant submitted 119 sales that occurred between 2003 and 2005 for sale prices ranging from \$135,000 to \$219,000 or an average sale of \$148,773. Based upon this evidence, the appellant requested a reduction in the subject's total assessment to reflect a per unit reduced market value.

The board of review submitted "Board of Review Notes on Appeal" wherein the subject's final 340 unit total assessment of \$4,752,608 was disclosed. The board also presented the methodology used to estimate the subject's fair market value. The board of review's evidence revealed that between 2002 and 2004 approximately 125 units within the subject's complex sold.

(Continued on Next Page)

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: See Page Three
IMPR.: See Page Three
TOTAL: See Page Three

Subject only to the State multiplier as applicable.

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Total consideration for these sales was \$18,928,900. Of that amount the board made sales adjustments of approximately \$2,000 per unit or 1.3% (\$250,000) for personal property. The 125 sales units accounted for 36.45589% of the 100% of the 340 unit development. Thus, the adjusted consideration was \$18,678,900 for the 125 units in the complex. The board estimated the total market value of the condominium complex using the adjusted sale prices and the total of the percentage of interest of the unit which sold, to result in a total market value for the subject complex of \$51,236,988. In applying, the Department of Revenue's median level of assessment for class 2 properties in Cook County of 9.77% for tax year 2005 to \$51,236,988 would result in an assessed value of \$5,005,853. The board submitted 125 sales that occurred between 2002 and 2004 for sale prices ranging from \$120,000 to \$178,000 or an average sale price of \$151,431. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. *Property Tax Appeal Board Rule 1910.63(e)*. Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. *Property Tax Appeal Board Rule 1910.65(c)*.

The PTAB finds no evidence supporting the exemption of personal property costs from the purchase prices was submitted into evidence.

Therefore, the PTAB finds the appellant's analysis of 119 sales discloses a total market value for the 340 units to be \$51,296,791. Since the market value of the subject has been established, the Department of Revenue's 2005 three-year median level of assessments for Cook County Class 2 property of 9.77% will apply and will result in an assessed value of \$5,011,696. The PTAB further finds the board's analysis of 125 sales discloses a total market value for the 340 units to be \$51,922,748. Since the market value of the subject has been established, the Department of Revenue's 2005 three-year median level of assessments for Cook County Class 2 property of 9.77% will apply and will result in an assessed value of \$5,072,852. The PTAB's analysis did not employ deductions for personal property because no evidence of personal property was in evidence.

The PTAB finds the difference in the parties' final total suggested assessments of \$5,011,696 and \$5,072,852 results in a 1.2% difference which the PTAB finds to be negligible and not indicative of an assessment overvaluation. It should be noted that the board used 2002, 2003 and 2004 sales for a 2005 market

value analysis while the appellant used 119 sales of which 42 sales occurred after the January 1, 2005 assessment date.

As a result of this analysis, the PTAB finds that the appellant has not adequately demonstrated that the subject property was overvalued and that no reduction in the subject's assessment is warranted.

<u>DOCKET NO.</u>	<u>PROPERTY NO.</u>	<u>LAND</u>	<u>IMPR.</u>	<u>TOTAL</u>
05-21912.001-R-3	02-01-100-015-1001	\$2,051	\$13,045	\$15,096
05-21912.002-R-3	02-01-100-015-1002	\$2,051	\$13,045	\$15,096
05-21912.003-R-3	02-01-100-015-1003	\$1,956	\$12,443	\$14,399
05-21912.004-R-3	02-01-100-015-1004	\$1,909	\$12,142	\$14,051
05-21912.005-R-3	02-01-100-015-1005	\$1,672	\$10,636	\$12,308
05-21912.006-R-3	02-01-100-015-1006	\$1,688	\$10,737	\$12,425
05-21912.007-R-3	02-01-100-015-1007	\$1,956	\$12,443	\$14,399
05-21912.008-R-3	02-01-100-015-1008	\$1,956	\$12,443	\$14,399
05-21912.009-R-3	02-01-100-015-1009	\$1,956	\$12,443	\$14,399
05-21912.010-R-3	02-01-100-015-1010	\$1,956	\$12,443	\$14,399
05-21912.011-R-3	02-01-100-015-1011	\$1,956	\$12,443	\$14,399
05-21912.012-R-3	02-01-100-015-1012	\$1,688	\$10,737	\$12,425
05-21912.013-R-3	02-01-100-015-1013	\$1,956	\$12,443	\$14,399
05-21912.014-R-3	02-01-100-015-1014	\$1,909	\$12,142	\$14,051
05-21912.015-R-3	02-01-100-015-1015	\$2,051	\$13,045	\$15,096
05-21912.016-R-3	02-01-100-015-1016	\$2,051	\$13,045	\$15,096
05-21912.017-R-3	02-01-100-015-1017	\$1,956	\$12,443	\$14,399
05-21912.018-R-3	02-01-100-015-1018	\$1,956	\$12,443	\$14,399
05-21912.019-R-3	02-01-100-015-1019	\$1,672	\$10,636	\$12,308
05-21912.020-R-3	02-01-100-015-1020	\$1,688	\$10,737	\$12,425
05-21912.021-R-3	02-01-100-015-1021	\$1,956	\$12,443	\$14,399
05-21912.022-R-3	02-01-100-015-1022	\$1,909	\$12,142	\$14,051
05-21912.023-R-3	02-01-100-015-1023	\$2,051	\$13,045	\$15,096
05-21912.024-R-3	02-01-100-015-1024	\$2,051	\$13,045	\$15,096
05-21912.025-R-3	02-01-100-015-1025	\$2,051	\$13,045	\$15,096
05-21912.026-R-3	02-01-100-015-1026	\$2,051	\$13,045	\$15,096
05-21912.027-R-3	02-01-100-015-1027	\$1,956	\$12,443	\$14,399
05-21912.028-R-3	02-01-100-015-1028	\$1,909	\$12,142	\$14,051
05-21912.029-R-3	02-01-100-015-1029	\$1,672	\$10,636	\$12,308
05-21912.030-R-3	02-01-100-015-1030	\$1,688	\$10,737	\$12,425
05-21912.031-R-3	02-01-100-015-1031	\$1,956	\$12,443	\$14,399
05-21912.032-R-3	02-01-100-015-1032	\$1,956	\$12,443	\$14,399
05-21912.033-R-3	02-01-100-015-1033	\$2,051	\$13,045	\$15,096
05-21912.034-R-3	02-01-100-015-1034	\$2,051	\$13,045	\$15,096
05-21912.035-R-3	02-01-100-015-1035	\$1,956	\$12,443	\$14,399
05-21912.036-R-3	02-01-100-015-1036	\$1,909	\$12,142	\$14,051
05-21912.037-R-3	02-01-100-015-1037	\$1,672	\$10,636	\$12,308
05-21912.038-R-3	02-01-100-015-1038	\$1,688	\$10,737	\$12,425
05-21912.039-R-3	02-01-100-015-1039	\$1,956	\$12,443	\$14,399
05-21912.040-R-3	02-01-100-015-1040	\$1,956	\$12,443	\$14,399
05-21912.041-R-3	02-01-100-015-1041	\$2,051	\$13,045	\$15,096
05-21912.042-R-3	02-01-100-015-1042	\$2,051	\$13,045	\$15,096
05-21912.043-R-3	02-01-100-015-1043	\$1,956	\$12,443	\$14,399
05-21912.044-R-3	02-01-100-015-1044	\$1,909	\$12,142	\$14,051
05-21912.045-R-3	02-01-100-015-1045	\$1,672	\$10,636	\$12,308
05-21912.046-R-3	02-01-100-015-1046	\$1,688	\$10,737	\$12,425

05-21912.047-R-3	02-01-100-015-1047	\$1,956	\$12,443	\$14,399
05-21912.048-R-3	02-01-100-015-1048	\$1,956	\$12,443	\$14,399
05-21912.049-R-3	02-01-100-015-1049	\$2,051	\$13,045	\$15,096
05-21912.050-R-3	02-01-100-015-1050	\$2,051	\$13,045	\$15,096
05-21912.051-R-3	02-01-100-015-1051	\$1,956	\$12,443	\$14,399
05-21912.052-R-3	02-01-100-015-1052	\$1,909	\$12,142	\$14,051
05-21912.053-R-3	02-01-100-015-1053	\$1,672	\$10,636	\$12,308
05-21912.054-R-3	02-01-100-015-1054	\$1,688	\$10,737	\$12,425
05-21912.055-R-3	02-01-100-015-1055	\$1,956	\$12,443	\$14,399
05-21912.056-R-3	02-01-100-015-1056	\$1,956	\$12,443	\$14,399
05-21912.057-R-3	02-01-100-015-1057	\$1,956	\$12,443	\$14,399
05-21912.058-R-3	02-01-100-015-1058	\$1,956	\$12,443	\$14,399
05-21912.059-R-3	02-01-100-015-1059	\$1,672	\$10,636	\$12,308
05-21912.060-R-3	02-01-100-015-1060	\$1,688	\$10,737	\$12,425
05-21912.061-R-3	02-01-100-015-1061	\$1,956	\$12,443	\$14,399
05-21912.062-R-3	02-01-100-015-1062	\$1,909	\$12,142	\$14,051
05-21912.063-R-3	02-01-100-015-1063	\$2,051	\$13,045	\$15,096
05-21912.064-R-3	02-01-100-015-1064	\$2,051	\$13,045	\$15,096
05-21912.065-R-3	02-01-100-015-1065	\$1,956	\$12,443	\$14,399
05-21912.066-R-3	02-01-100-015-1066	\$1,956	\$12,443	\$14,399
05-21912.067-R-3	02-01-100-015-1067	\$1,672	\$10,636	\$12,308
05-21912.068-R-3	02-01-100-015-1068	\$1,688	\$10,737	\$12,425
05-21912.069-R-3	02-01-100-015-1069	\$1,956	\$12,443	\$14,399
05-21912.070-R-3	02-01-100-015-1070	\$1,909	\$12,142	\$14,051
05-21912.071-R-3	02-01-100-015-1071	\$2,051	\$13,045	\$15,096
05-21912.072-R-3	02-01-100-015-1072	\$2,051	\$13,045	\$15,096
05-21912.073-R-3	02-01-100-015-1073	\$1,956	\$12,443	\$14,399
05-21912.074-R-3	02-01-100-015-1074	\$1,956	\$12,443	\$14,399
05-21912.075-R-3	02-01-100-015-1075	\$1,672	\$10,636	\$12,308
05-21912.076-R-3	02-01-100-015-1076	\$1,688	\$10,737	\$12,425
05-21912.077-R-3	02-01-100-015-1077	\$1,956	\$12,443	\$14,399
05-21912.078-R-3	02-01-100-015-1078	\$1,909	\$12,142	\$14,051
05-21912.079-R-3	02-01-100-015-1079	\$2,051	\$13,045	\$15,096
05-21912.080-R-3	02-01-100-015-1080	\$2,051	\$13,045	\$15,096
05-21912.081-R-3	02-01-100-015-1081	\$1,956	\$12,443	\$14,399
05-21912.082-R-3	02-01-100-015-1082	\$1,956	\$12,443	\$14,399
05-21912.083-R-3	02-01-100-015-1083	\$1,672	\$10,636	\$12,308
05-21912.084-R-3	02-01-100-015-1084	\$1,688	\$10,737	\$12,425
05-21912.085-R-3	02-01-100-015-1085	\$1,956	\$12,443	\$14,399
05-21912.086-R-3	02-01-100-015-1086	\$1,909	\$12,142	\$14,051
05-21912.087-R-3	02-01-100-015-1087	\$2,051	\$13,045	\$15,096
05-21912.088-R-3	02-01-100-015-1088	\$2,051	\$13,045	\$15,096
05-21912.089-R-3	02-01-100-015-1089	\$1,956	\$12,443	\$14,399
05-21912.090-R-3	02-01-100-015-1090	\$1,956	\$12,443	\$14,399
05-21912.091-R-3	02-01-100-015-1091	\$1,672	\$10,636	\$12,308
05-21912.092-R-3	02-01-100-015-1092	\$1,688	\$10,737	\$12,425
05-21912.093-R-3	02-01-100-015-1093	\$1,956	\$12,443	\$14,399
05-21912.094-R-3	02-01-100-015-1094	\$1,909	\$12,142	\$14,051
05-21912.095-R-3	02-01-100-015-1095	\$2,051	\$13,045	\$15,096
05-21912.096-R-3	02-01-100-015-1096	\$2,051	\$13,045	\$15,096
05-21912.097-R-3	02-01-100-015-1097	\$1,956	\$12,443	\$14,399
05-21912.098-R-3	02-01-100-015-1098	\$1,956	\$12,443	\$14,399
05-21912.099-R-3	02-01-100-015-1099	\$1,672	\$10,636	\$12,308
05-21912.100-R-3	02-01-100-015-1100	\$1,688	\$10,737	\$12,425
05-21912.101-R-3	02-01-100-015-1101	\$1,956	\$12,443	\$14,399

05-21912.102-R-3	02-01-100-015-1102	\$1,909	\$12,142	\$14,051
05-21912.103-R-3	02-01-100-015-1103	\$2,051	\$13,045	\$15,096
05-21912.104-R-3	02-01-100-015-1104	\$2,051	\$13,045	\$15,096
05-21912.105-R-3	02-01-100-015-1105	\$2,051	\$13,045	\$15,096
05-21912.106-R-3	02-01-100-015-1106	\$2,051	\$13,045	\$15,096
05-21912.107-R-3	02-01-100-015-1107	\$1,956	\$12,443	\$14,399
05-21912.108-R-3	02-01-100-015-1108	\$1,909	\$12,142	\$14,051
05-21912.109-R-3	02-01-100-015-1109	\$2,051	\$13,045	\$15,096
05-21912.110-R-3	02-01-100-015-1110	\$2,051	\$13,045	\$15,096
05-21912.111-R-3	02-01-100-015-1111	\$1,956	\$12,443	\$14,399
05-21912.112-R-3	02-01-100-015-1112	\$1,909	\$12,142	\$14,051
05-21912.113-R-3	02-01-100-015-1113	\$1,956	\$12,443	\$14,399
05-21912.114-R-3	02-01-100-015-1114	\$1,956	\$12,443	\$14,399
05-21912.115-R-3	02-01-100-015-1115	\$1,672	\$10,636	\$12,308
05-21912.116-R-3	02-01-100-015-1116	\$1,688	\$10,737	\$12,425
05-21912.117-R-3	02-01-100-015-1117	\$1,956	\$12,443	\$14,399
05-21912.118-R-3	02-01-100-015-1118	\$1,909	\$12,142	\$14,051
05-21912.119-R-3	02-01-100-015-1119	\$2,051	\$13,045	\$15,096
05-21912.120-R-3	02-01-100-015-1120	\$2,051	\$13,045	\$15,096
05-21912.121-R-3	02-01-100-015-1121	\$1,956	\$12,443	\$14,399
05-21912.122-R-3	02-01-100-015-1122	\$1,956	\$12,443	\$14,399
05-21912.123-R-3	02-01-100-015-1123	\$1,672	\$10,636	\$12,308
05-21912.124-R-3	02-01-100-015-1124	\$1,688	\$10,737	\$12,425
05-21912.125-R-3	02-01-100-015-1125	\$1,956	\$12,443	\$14,399
05-21912.126-R-3	02-01-100-015-1126	\$1,909	\$12,142	\$14,051
05-21912.127-R-3	02-01-100-015-1127	\$2,051	\$13,045	\$15,096
05-21912.128-R-3	02-01-100-015-1128	\$2,051	\$13,045	\$15,096
05-21912.129-R-3	02-01-100-015-1129	\$1,956	\$12,443	\$14,399
05-21912.130-R-3	02-01-100-015-1130	\$1,956	\$12,443	\$14,399
05-21912.131-R-3	02-01-100-015-1131	\$1,672	\$10,636	\$12,308
05-21912.132-R-3	02-01-100-015-1132	\$1,688	\$10,737	\$12,425
05-21912.133-R-3	02-01-100-015-1133	\$1,956	\$12,443	\$14,399
05-21912.134-R-3	02-01-100-015-1134	\$1,909	\$12,142	\$14,051
05-21912.135-R-3	02-01-100-015-1135	\$2,051	\$13,045	\$15,096
05-21912.136-R-3	02-01-100-015-1136	\$2,051	\$13,045	\$15,096
05-21912.137-R-3	02-01-100-015-1137	\$1,956	\$12,443	\$14,399
05-21912.138-R-3	02-01-100-015-1138	\$1,956	\$12,443	\$14,399
05-21912.139-R-3	02-01-100-015-1139	\$1,672	\$10,636	\$12,308
05-21912.140-R-3	02-01-100-015-1140	\$1,688	\$10,737	\$12,425
05-21912.141-R-3	02-01-100-015-1141	\$1,956	\$12,443	\$14,399
05-21912.142-R-3	02-01-100-015-1142	\$1,909	\$12,142	\$14,051
05-21912.143-R-3	02-01-100-015-1143	\$2,051	\$13,045	\$15,096
05-21912.144-R-3	02-01-100-015-1144	\$2,051	\$13,045	\$15,096
05-21912.145-R-3	02-01-100-015-1145	\$1,956	\$12,443	\$14,399
05-21912.146-R-3	02-01-100-015-1146	\$1,956	\$12,443	\$14,399
05-21912.147-R-3	02-01-100-015-1147	\$1,672	\$10,636	\$12,308
05-21912.148-R-3	02-01-100-015-1148	\$1,688	\$10,737	\$12,425
05-21912.149-R-3	02-01-100-015-1149	\$1,956	\$12,443	\$14,399
05-21912.150-R-3	02-01-100-015-1150	\$1,909	\$12,142	\$14,051
05-21912.151-R-3	02-01-100-015-1151	\$2,051	\$13,045	\$15,096
05-21912.152-R-3	02-01-100-015-1152	\$2,051	\$13,045	\$15,096
05-21912.153-R-3	02-01-100-015-1153	\$1,956	\$12,443	\$14,399
05-21912.154-R-3	02-01-100-015-1154	\$1,956	\$12,443	\$14,399
05-21912.155-R-3	02-01-100-015-1155	\$1,672	\$10,636	\$12,308
05-21912.156-R-3	02-01-100-015-1156	\$1,688	\$10,737	\$12,425

05-21912.157-R-3	02-01-100-015-1157	\$1,956	\$12,443	\$14,399
05-21912.158-R-3	02-01-100-015-1158	\$1,909	\$12,142	\$14,051
05-21912.159-R-3	02-01-100-015-1159	\$2,051	\$13,045	\$15,096
05-21912.160-R-3	02-01-100-015-1160	\$2,051	\$13,045	\$15,096
05-21912.161-R-3	02-01-100-015-1161	\$1,956	\$12,443	\$14,399
05-21912.162-R-3	02-01-100-015-1162	\$1,956	\$12,443	\$14,399
05-21912.163-R-3	02-01-100-015-1163	\$1,672	\$10,636	\$12,308
05-21912.164-R-3	02-01-100-015-1164	\$1,688	\$10,737	\$12,425
05-21912.165-R-3	02-01-100-015-1165	\$1,956	\$12,443	\$14,399
05-21912.166-R-3	02-01-100-015-1166	\$1,909	\$12,142	\$14,051
05-21912.167-R-3	02-01-100-015-1167	\$2,051	\$13,045	\$15,096
05-21912.168-R-3	02-01-100-015-1168	\$2,051	\$13,045	\$15,096
05-21912.169-R-3	02-01-100-015-1169	\$1,956	\$12,443	\$14,399
05-21912.170-R-3	02-01-100-015-1170	\$1,956	\$12,443	\$14,399
05-21912.171-R-3	02-01-100-015-1171	\$1,672	\$10,636	\$12,308
05-21912.172-R-3	02-01-100-015-1172	\$1,688	\$10,737	\$12,425
05-21912.173-R-3	02-01-100-015-1173	\$1,961	\$12,443	\$14,404
05-21912.174-R-3	02-01-100-015-1174	\$1,909	\$12,142	\$14,051
05-21912.175-R-3	02-01-100-015-1175	\$2,051	\$13,045	\$15,096
05-21912.176-R-3	02-01-100-015-1176	\$2,051	\$13,045	\$15,096
05-21912.177-R-3	02-01-100-015-1177	\$1,956	\$12,443	\$14,399
05-21912.178-R-3	02-01-100-015-1178	\$1,956	\$12,443	\$14,399
05-21912.179-R-3	02-01-100-015-1179	\$1,672	\$10,636	\$12,308
05-21912.180-R-3	02-01-100-015-1180	\$1,688	\$10,737	\$12,425
05-21912.181-R-3	02-01-100-015-1181	\$1,956	\$12,443	\$14,399
05-21912.182-R-3	02-01-100-015-1182	\$1,909	\$12,142	\$14,051
05-21912.183-R-3	02-01-100-015-1183	\$2,051	\$13,045	\$15,096
05-21912.184-R-3	02-01-100-015-1184	\$2,051	\$13,045	\$15,096
05-21912.185-R-3	02-01-100-015-1185	\$1,956	\$12,443	\$14,399
05-21912.186-R-3	02-01-100-015-1186	\$1,956	\$12,443	\$14,399
05-21912.187-R-3	02-01-100-015-1187	\$1,672	\$10,636	\$12,308
05-21912.188-R-3	02-01-100-015-1188	\$1,688	\$10,737	\$12,425
05-21912.189-R-3	02-01-100-015-1189	\$1,956	\$12,443	\$14,399
05-21912.190-R-3	02-01-100-015-1190	\$1,909	\$12,142	\$14,051
05-21912.191-R-3	02-01-100-015-1191	\$2,051	\$13,045	\$15,096
05-21912.192-R-3	02-01-100-015-1192	\$2,051	\$13,045	\$15,096
05-21912.193-R-3	02-01-100-015-1193	\$1,956	\$12,443	\$14,399
05-21912.194-R-3	02-01-100-015-1194	\$1,956	\$12,443	\$14,399
05-21912.195-R-3	02-01-100-015-1195	\$1,672	\$10,636	\$12,308
05-21912.196-R-3	02-01-100-015-1196	\$1,688	\$10,737	\$12,425
05-21912.197-R-3	02-01-100-015-1197	\$1,956	\$12,443	\$14,399
05-21912.198-R-3	02-01-100-015-1198	\$1,909	\$12,142	\$14,051
05-21912.199-R-3	02-01-100-015-1199	\$2,051	\$13,045	\$15,096
05-21912.200-R-3	02-01-100-015-1200	\$2,051	\$13,045	\$15,096
05-21912.201-R-3	02-01-100-015-1201	\$1,956	\$12,443	\$14,399
05-21912.202-R-3	02-01-100-015-1202	\$1,956	\$12,443	\$14,399
05-21912.203-R-3	02-01-100-015-1203	\$1,672	\$10,636	\$12,308
05-21912.204-R-3	02-01-100-015-1204	\$1,688	\$10,737	\$12,425
05-21912.205-R-3	02-01-100-015-1205	\$1,956	\$12,443	\$14,399
05-21912.206-R-3	02-01-100-015-1206	\$1,909	\$12,142	\$14,051
05-21912.207-R-3	02-01-100-015-1207	\$1,956	\$12,443	\$14,399
05-21912.208-R-3	02-01-100-015-1208	\$1,956	\$12,443	\$14,399
05-21912.209-R-3	02-01-100-015-1209	\$1,956	\$12,443	\$14,399
05-21912.210-R-3	02-01-100-015-1210	\$1,956	\$12,443	\$14,399
05-21912.211-R-3	02-01-100-015-1211	\$1,672	\$10,636	\$12,308

05-21912.212-R-3	02-01-100-015-1212	\$1,688	\$10,737	\$12,425
05-21912.213-R-3	02-01-100-015-1213	\$1,956	\$12,443	\$14,399
05-21912.214-R-3	02-01-100-015-1214	\$1,909	\$12,142	\$14,051
05-21912.215-R-3	02-01-100-015-1215	\$2,051	\$13,045	\$15,096
05-21912.216-R-3	02-01-100-015-1216	\$2,051	\$13,045	\$15,096
05-21912.217-R-3	02-01-100-015-1217	\$1,956	\$12,443	\$14,399
05-21912.218-R-3	02-01-100-015-1218	\$1,956	\$12,443	\$14,399
05-21912.219-R-3	02-01-100-015-1219	\$1,672	\$10,636	\$12,308
05-21912.220-R-3	02-01-100-015-1220	\$1,688	\$10,737	\$12,425
05-21912.221-R-3	02-01-100-015-1221	\$1,956	\$12,443	\$14,399
05-21912.222-R-3	02-01-100-015-1222	\$1,909	\$12,142	\$14,051
05-21912.223-R-3	02-01-100-015-1223	\$2,051	\$13,045	\$15,096
05-21912.224-R-3	02-01-100-015-1224	\$2,051	\$13,045	\$15,096
05-21912.225-R-3	02-01-100-015-1225	\$1,956	\$12,443	\$14,399
05-21912.226-R-3	02-01-100-015-1226	\$1,956	\$12,443	\$14,399
05-21912.227-R-3	02-01-100-015-1227	\$1,672	\$10,636	\$12,308
05-21912.228-R-3	02-01-100-015-1228	\$1,688	\$10,737	\$12,425
05-21912.229-R-3	02-01-100-015-1229	\$1,956	\$12,443	\$14,399
05-21912.230-R-3	02-01-100-015-1230	\$1,909	\$12,142	\$14,051
05-21912.231-R-3	02-01-100-015-1231	\$2,051	\$13,045	\$15,096
05-21912.232-R-3	02-01-100-015-1232	\$2,051	\$13,045	\$15,096
05-21912.233-R-3	02-01-100-015-1233	\$1,956	\$12,443	\$14,399
05-21912.234-R-3	02-01-100-015-1234	\$1,956	\$12,443	\$14,399
05-21912.235-R-3	02-01-100-015-1235	\$1,672	\$10,636	\$12,308
05-21912.236-R-3	02-01-100-015-1236	\$1,688	\$10,737	\$12,425
05-21912.237-R-3	02-01-100-015-1237	\$1,956	\$12,443	\$14,399
05-21912.238-R-3	02-01-100-015-1238	\$1,909	\$12,142	\$14,051
05-21912.239-R-3	02-01-100-015-1239	\$2,051	\$13,045	\$15,096
05-21912.240-R-3	02-01-100-015-1240	\$2,051	\$13,045	\$15,096
05-21912.241-R-3	02-01-100-015-1241	\$2,051	\$13,045	\$15,096
05-21912.242-R-3	02-01-100-015-1242	\$2,051	\$13,045	\$15,096
05-21912.243-R-3	02-01-100-015-1243	\$1,956	\$12,443	\$14,399
05-21912.244-R-3	02-01-100-015-1244	\$1,909	\$12,142	\$14,051
05-21912.245-R-3	02-01-100-015-1245	\$1,672	\$10,636	\$12,308
05-21912.246-R-3	02-01-100-015-1246	\$1,688	\$10,737	\$12,425
05-21912.247-R-3	02-01-100-015-1247	\$1,956	\$12,443	\$14,399
05-21912.248-R-3	02-01-100-015-1248	\$1,956	\$12,443	\$14,399
05-21912.249-R-3	02-01-100-015-1249	\$2,051	\$13,045	\$15,096
05-21912.250-R-3	02-01-100-015-1250	\$2,051	\$13,045	\$15,096
05-21912.251-R-3	02-01-100-015-1251	\$1,909	\$12,142	\$14,051
05-21912.252-R-3	02-01-100-015-1252	\$1,956	\$12,443	\$14,399
05-21912.253-R-3	02-01-100-015-1253	\$1,672	\$10,636	\$12,308
05-21912.254-R-3	02-01-100-015-1254	\$1,688	\$10,737	\$12,425
05-21912.255-R-3	02-01-100-015-1255	\$1,956	\$12,443	\$14,399
05-21912.256-R-3	02-01-100-015-1256	\$1,956	\$12,443	\$14,399
05-21912.257-R-3	02-01-100-015-1257	\$2,051	\$13,045	\$15,096
05-21912.258-R-3	02-01-100-015-1258	\$2,051	\$13,045	\$15,096
05-21912.259-R-3	02-01-100-015-1259	\$1,672	\$10,636	\$12,308
05-21912.260-R-3	02-01-100-015-1260	\$1,688	\$10,737	\$12,425
05-21912.261-R-3	02-01-100-015-1261	\$1,672	\$10,636	\$12,308
05-21912.262-R-3	02-01-100-015-1262	\$1,688	\$10,737	\$12,425
05-21912.263-R-3	02-01-100-015-1263	\$2,051	\$13,045	\$15,096
05-21912.264-R-3	02-01-100-015-1264	\$2,051	\$13,045	\$15,096
05-21912.265-R-3	02-01-100-015-1265	\$1,956	\$12,443	\$14,399
05-21912.266-R-3	02-01-100-015-1266	\$1,909	\$12,142	\$14,051

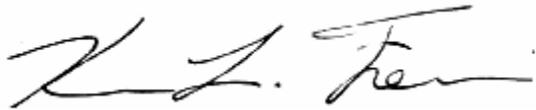
05-21912.267-R-3	02-01-100-015-1267	\$2,051	\$13,045	\$15,096
05-21912.268-R-3	02-01-100-015-1268	\$2,051	\$13,045	\$15,096
05-21912.269-R-3	02-01-100-015-1269	\$1,956	\$12,443	\$14,399
05-21912.270-R-3	02-01-100-015-1270	\$1,909	\$12,142	\$14,051
05-21912.271-R-3	02-01-100-015-1271	\$2,051	\$13,045	\$15,096
05-21912.272-R-3	02-01-100-015-1272	\$2,051	\$13,045	\$15,096
05-21912.273-R-3	02-01-100-015-1273	\$1,956	\$12,443	\$14,399
05-21912.274-R-3	02-01-100-015-1274	\$1,956	\$12,443	\$14,399
05-21912.275-R-3	02-01-100-015-1275	\$1,672	\$10,636	\$12,308
05-21912.276-R-3	02-01-100-015-1276	\$1,688	\$10,737	\$12,425
05-21912.277-R-3	02-01-100-015-1277	\$1,956	\$12,443	\$14,399
05-21912.278-R-3	02-01-100-015-1278	\$1,909	\$12,142	\$14,051
05-21912.279-R-3	02-01-100-015-1279	\$2,051	\$13,045	\$15,096
05-21912.280-R-3	02-01-100-015-1280	\$2,051	\$13,045	\$15,096
05-21912.281-R-3	02-01-100-015-1281	\$1,956	\$12,443	\$14,399
05-21912.282-R-3	02-01-100-015-1282	\$1,956	\$12,443	\$14,399
05-21912.283-R-3	02-01-100-015-1283	\$1,672	\$10,636	\$12,308
05-21912.284-R-3	02-01-100-015-1284	\$1,688	\$10,737	\$12,425
05-21912.285-R-3	02-01-100-015-1285	\$1,956	\$12,443	\$14,399
05-21912.286-R-3	02-01-100-015-1286	\$1,909	\$12,142	\$14,051
05-21912.287-R-3	02-01-100-015-1287	\$2,051	\$13,045	\$15,096
05-21912.288-R-3	02-01-100-015-1288	\$2,051	\$13,045	\$15,096
05-21912.289-R-3	02-01-100-015-1289	\$1,956	\$12,443	\$14,399
05-21912.290-R-3	02-01-100-015-1290	\$1,956	\$12,443	\$14,399
05-21912.291-R-3	02-01-100-015-1291	\$1,672	\$10,636	\$12,308
05-21912.292-R-3	02-01-100-015-1292	\$1,688	\$10,737	\$12,425
05-21912.293-R-3	02-01-100-015-1293	\$1,956	\$12,443	\$14,399
05-21912.294-R-3	02-01-100-015-1294	\$1,909	\$12,142	\$14,051
05-21912.295-R-3	02-01-100-015-1295	\$2,051	\$13,045	\$15,096
05-21912.296-R-3	02-01-100-015-1296	\$2,051	\$13,045	\$15,096
05-21912.297-R-3	02-01-100-015-1297	\$1,956	\$12,443	\$14,399
05-21912.298-R-3	02-01-100-015-1298	\$1,956	\$12,443	\$14,399
05-21912.299-R-3	02-01-100-015-1299	\$1,672	\$10,636	\$12,308
05-21912.300-R-3	02-01-100-015-1300	\$1,688	\$10,737	\$12,425
05-21912.301-R-3	02-01-100-015-1301	\$1,956	\$12,443	\$14,399
05-21912.302-R-3	02-01-100-015-1302	\$1,909	\$12,142	\$14,051
05-21912.303-R-3	02-01-100-015-1303	\$2,051	\$13,045	\$15,096
05-21912.304-R-3	02-01-100-015-1304	\$2,051	\$13,045	\$15,096
05-21912.305-R-3	02-01-100-015-1305	\$1,956	\$12,443	\$14,399
05-21912.306-R-3	02-01-100-015-1306	\$1,956	\$12,443	\$14,399
05-21912.307-R-3	02-01-100-015-1307	\$1,672	\$10,636	\$12,308
05-21912.308-R-3	02-01-100-015-1308	\$1,688	\$10,737	\$12,425
05-21912.309-R-3	02-01-100-015-1309	\$1,956	\$12,443	\$14,399
05-21912.310-R-3	02-01-100-015-1310	\$1,909	\$12,142	\$14,051
05-21912.311-R-3	02-01-100-015-1311	\$2,051	\$13,045	\$15,096
05-21912.312-R-3	02-01-100-015-1312	\$2,051	\$13,045	\$15,096
05-21912.313-R-3	02-01-100-015-1313	\$2,051	\$13,045	\$15,096
05-21912.314-R-3	02-01-100-015-1314	\$2,051	\$13,045	\$15,096
05-21912.315-R-3	02-01-100-015-1315	\$1,672	\$10,636	\$12,308
05-21912.316-R-3	02-01-100-015-1316	\$1,688	\$10,737	\$12,425
05-21912.317-R-3	02-01-100-015-1317	\$1,672	\$10,636	\$12,308
05-21912.318-R-3	02-01-100-015-1318	\$1,688	\$10,737	\$12,425
05-21912.319-R-3	02-01-100-015-1319	\$2,051	\$13,045	\$15,096
05-21912.320-R-3	02-01-100-015-1320	\$2,051	\$13,045	\$15,096
05-21912.321-R-3	02-01-100-015-1321	\$2,051	\$13,045	\$15,096

05-21912.322-R-3	02-01-100-015-1322	\$2,051	\$13,045	\$15,096
05-21912.323-R-3	02-01-100-015-1323	\$1,956	\$12,443	\$14,399
05-21912.324-R-3	02-01-100-015-1324	\$1,909	\$12,142	\$14,051
05-21912.325-R-3	02-01-100-015-1325	\$1,672	\$10,636	\$12,308
05-21912.326-R-3	02-01-100-015-1326	\$1,688	\$10,737	\$12,425
05-21912.327-R-3	02-01-100-015-1327	\$1,956	\$12,443	\$14,399
05-21912.328-R-3	02-01-100-015-1328	\$1,956	\$12,443	\$14,399
05-21912.329-R-3	02-01-100-015-1329	\$1,956	\$12,443	\$14,399
05-21912.330-R-3	02-01-100-015-1330	\$1,956	\$12,443	\$14,399
05-21912.331-R-3	02-01-100-015-1331	\$1,672	\$10,636	\$12,308
05-21912.332-R-3	02-01-100-015-1332	\$1,688	\$10,737	\$12,425
05-21912.333-R-3	02-01-100-015-1333	\$1,956	\$12,443	\$14,399
05-21912.334-R-3	02-01-100-015-1334	\$1,909	\$12,142	\$14,051
05-21912.335-R-3	02-01-100-015-1335	\$2,051	\$13,045	\$15,096
05-21912.336-R-3	02-01-100-015-1336	\$2,051	\$13,045	\$15,096
05-21912.337-R-3	02-01-100-015-1337	\$1,901	\$12,088	\$13,989
05-21912.338-R-3	02-01-100-015-1338	\$1,901	\$12,088	\$13,989
05-21912.339-R-3	02-01-100-015-1339	\$1,522	\$ 9,679	\$11,201
05-21912.340-R-3	02-01-100-015-1340	\$1,538	\$ 9,780	\$11,318

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 10, 2008



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.