FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: PRIM 810 Kimberly, LLC
DOCKET NO.: 07-03931.001-I-3
PARCEL NO.: 02-29-202-032

The parties of record before the Property Tax Appeal Board are PRIM 810 Kimberly, LLC, the appellant, by attorney Terrence J. Griffin, of Eugene L. Griffin & Associates, Ltd. in Chicago; the DuPage County Board of Review; the Glenbard Twp. H.S.D. #87, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago; and Community Consolidated S.D. No. 93, intervenor, by attorney Scott E. Longstreet of Robbins, Schwartz, Nicholas, Lifton & Taylor in Chicago.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds *a reduction* in the assessment of the property as established by the **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$1,207,220
IMPR.:	$3,386,780
TOTAL:	$4,594,000

Subject only to the State multiplier as applicable.

ANALYSIS

Prior to the hearing the appellant, board of review and intervenor Community Consolidated S.D. No. 93 reached an agreement as to the correct assessment of the subject property. By previous correspondence, the intervenor Glenbard Twp. H.S.D. #87 adopted and affirmed the valuation evidence submitted by the board of review. (See 86 Ill. Admin. Code Sec. 1910.99(a)). The assessment agreement was presented to and considered by the Property Tax Appeal Board.

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 appellant, board of review and one intervenor is appropriate.

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: December 23, 2009

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.