



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

APPELLANT: Village Green Condominium Association
DOCKET NO.: 08-03407.001-R-3 through 08-03407.103-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Village Green Condominium Association, the appellant, by attorney David R. Bass of Thompson Coburn LLP, in Chicago; and the Lake 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 **Lake** 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
08-03407.001-R-3	15-15-404-060	56,661	57,778	\$114,439
08-03407.002-R-3	15-15-404-061	62,327	67,288	\$129,615
08-03407.003-R-3	15-15-404-062	62,327	67,288	\$129,615
08-03407.004-R-3	15-15-404-063	56,661	60,367	\$117,028
08-03407.005-R-3	15-15-404-064	56,661	60,367	\$117,028
08-03407.006-R-3	15-15-404-065	62,327	72,926	\$135,253
08-03407.007-R-3	15-15-404-066	50,995	54,228	\$105,223
08-03407.008-R-3	15-15-404-067	50,995	54,228	\$105,223
08-03407.009-R-3	15-15-404-068	65,160	75,826	\$140,986
08-03407.010-R-3	15-15-404-069	62,327	70,841	\$133,168
08-03407.011-R-3	15-15-404-070	56,661	59,807	\$116,468
08-03407.012-R-3	15-15-404-071	57,228	57,211	\$114,439
08-03407.013-R-3	15-15-404-072	62,950	66,665	\$129,615
08-03407.014-R-3	15-15-404-073	62,950	66,665	\$129,615
08-03407.015-R-3	15-15-404-074	57,228	59,800	\$117,028
08-03407.016-R-3	15-15-404-075	57,228	59,800	\$117,028
08-03407.017-R-3	15-15-404-076	62,950	72,303	\$135,253
08-03407.018-R-3	15-15-404-077	51,505	53,718	\$105,223
08-03407.019-R-3	15-15-404-078	51,505	53,718	\$105,223

08-03407.020-R-3	15-15-404-079	65,812	75,174	\$140,986
08-03407.021-R-3	15-15-404-080	62,950	70,218	\$133,168
08-03407.022-R-3	15-15-404-082	57,794	56,645	\$114,439
08-03407.023-R-3	15-15-404-083	63,574	66,041	\$129,615
08-03407.024-R-3	15-15-404-084	63,574	66,041	\$129,615
08-03407.025-R-3	15-15-404-085	57,794	59,234	\$117,028
08-03407.026-R-3	15-15-404-087	63,574	71,679	\$135,253
08-03407.027-R-3	15-15-404-088	52,015	53,208	\$105,223
08-03407.028-R-3	15-15-404-089	69,353	88,984	\$158,337
08-03407.029-R-3	15-15-404-090	69,353	87,698	\$157,051
08-03407.030-R-3	15-15-404-091	50,995	56,941	\$107,936
08-03407.031-R-3	15-15-404-092	50,995	52,615	\$103,610
08-03407.032-R-3	15-15-404-093	62,327	71,046	\$133,373
08-03407.033-R-3	15-15-404-094	62,327	65,717	\$128,044
08-03407.034-R-3	15-15-404-095	56,661	53,648	\$110,309
08-03407.035-R-3	15-15-404-097	62,327	72,880	\$135,207
08-03407.036-R-3	15-15-404-098	56,661	54,698	\$111,359
08-03407.037-R-3	15-15-404-099	56,661	54,698	\$111,359
08-03407.038-R-3	15-15-404-100	50,995	48,728	\$99,723
08-03407.039-R-3	15-15-404-102	62,327	66,605	\$128,932
08-03407.040-R-3	15-15-404-103	56,661	61,137	\$117,798
08-03407.041-R-3	15-15-404-104	50,995	56,941	\$107,936
08-03407.042-R-3	15-15-404-105	51,505	56,431	\$107,936
08-03407.043-R-3	15-15-404-106	51,505	52,105	\$103,610
08-03407.044-R-3	15-15-404-107	62,950	70,423	\$133,373
08-03407.045-R-3	15-15-404-108	62,950	65,094	\$128,044
08-03407.046-R-3	15-15-404-109	57,228	53,081	\$110,309
08-03407.047-R-3	15-15-404-110	65,812	79,573	\$145,385
08-03407.048-R-3	15-15-404-111	62,950	72,336	\$135,286
08-03407.049-R-3	15-15-404-112	57,228	54,131	\$111,359
08-03407.050-R-3	15-15-404-113	57,228	54,131	\$111,359
08-03407.051-R-3	15-15-404-114	51,505	48,218	\$99,723
08-03407.052-R-3	15-15-404-115	62,950	71,037	\$133,987
08-03407.053-R-3	15-15-404-116	62,950	65,982	\$128,932
08-03407.054-R-3	15-15-404-117	57,228	60,570	\$117,798
08-03407.055-R-3	15-15-404-118	51,505	56,431	\$107,936
08-03407.056-R-3	15-15-404-119	52,015	55,921	\$107,936
08-03407.057-R-3	15-15-404-121	63,574	66,656	\$130,230
08-03407.058-R-3	15-15-404-122	63,574	64,470	\$128,044
08-03407.059-R-3	15-15-404-123	57,794	52,515	\$110,309
08-03407.060-R-3	15-15-404-124	66,463	78,922	\$145,385
08-03407.061-R-3	15-15-404-125	63,574	71,712	\$135,286
08-03407.062-R-3	15-15-404-126	57,794	53,565	\$111,359
08-03407.063-R-3	15-15-404-127	57,794	53,565	\$111,359
08-03407.064-R-3	15-15-404-128	52,015	47,708	\$99,723
08-03407.065-R-3	15-15-404-129	63,574	70,413	\$133,987

08-03407.066-R-3	15-15-404-130	63,574	65,358	\$128,932
08-03407.067-R-3	15-15-404-131	57,794	60,004	\$117,798
08-03407.068-R-3	15-15-404-132	52,015	55,921	\$107,936
08-03407.069-R-3	15-15-404-133	49,607	40,731	\$90,338
08-03407.070-R-3	15-15-404-134	52,525	57,171	\$109,696
08-03407.071-R-3	15-15-404-135	52,525	57,171	\$109,696
08-03407.072-R-3	15-15-404-136	58,361	59,927	\$118,288
08-03407.073-R-3	15-15-404-137	64,197	64,735	\$128,932
08-03407.074-R-3	15-15-404-138	49,607	44,984	\$94,591
08-03407.075-R-3	15-15-404-139	58,361	54,468	\$112,829
08-03407.076-R-3	15-15-404-140	58,361	54,468	\$112,829
08-03407.077-R-3	15-15-404-141	49,607	42,270	\$91,877
08-03407.078-R-3	15-15-404-142	64,197	69,790	\$133,987
08-03407.079-R-3	15-15-404-143	63,574	67,818	\$131,392
08-03407.080-R-3	15-15-404-144	52,015	51,741	\$103,756
08-03407.081-R-3	15-15-404-145	63,574	64,880	\$128,454
08-03407.082-R-3	15-15-404-146	52,015	52,108	\$104,123
08-03407.083-R-3	15-15-404-147	80,912	99,317	\$180,229
08-03407.084-R-3	15-15-404-148	63,574	63,992	\$127,566
08-03407.085-R-3	15-15-404-149	69,353	80,899	\$150,252
08-03407.086-R-3	15-15-404-150	62,950	68,442	\$131,392
08-03407.087-R-3	15-15-404-151	51,505	52,251	\$103,756
08-03407.088-R-3	15-15-404-152	62,950	65,504	\$128,454
08-03407.089-R-3	15-15-404-153	51,505	52,618	\$104,123
08-03407.090-R-3	15-15-404-154	62,950	72,200	\$135,150
08-03407.091-R-3	15-15-404-155	62,950	64,547	\$127,497
08-03407.092-R-3	15-15-404-156	51,505	52,618	\$104,123
08-03407.093-R-3	15-15-404-157	62,950	72,405	\$135,355
08-03407.094-R-3	15-15-404-158	62,950	66,324	\$129,274
08-03407.095-R-3	15-15-404-159	62,327	69,065	\$131,392
08-03407.096-R-3	15-15-404-160	50,995	52,761	\$103,756
08-03407.097-R-3	15-15-404-161	62,327	66,127	\$128,454
08-03407.098-R-3	15-15-404-162	50,995	53,128	\$104,123
08-03407.099-R-3	15-15-404-163	62,327	72,823	\$135,150
08-03407.100-R-3	15-15-404-164	62,327	65,170	\$127,497
08-03407.101-R-3	15-15-404-165	50,995	53,128	\$104,123
08-03407.102-R-3	15-15-404-166	62,327	73,028	\$135,355
08-03407.103-R-3	15-15-404-167	62,327	66,947	\$129,274

Subject only to the State multiplier as applicable.

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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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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: May 20, 2011

Allen Castrovillari

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.