



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

APPELLANT: The Flats on LaSalle Condominiums
DOCKET NO.: 08-23944.001-R-2 through 08-23944.246-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Flats on LaSalle Condominiums, the appellant(s), by attorney George J. Behrens, of McCracken, McCracken & Behrens, P.C. in Chicago; and the Cook County Board of Review.

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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-23944.001-R-2	17-04-404-035-1001	537	11,378	\$11,915
08-23944.002-R-2	17-04-404-035-1002	495	10,480	\$10,975
08-23944.003-R-2	17-04-404-035-1003	495	10,480	\$10,975
08-23944.004-R-2	17-04-404-035-1004	622	13,175	\$13,797
08-23944.005-R-2	17-04-404-035-1005	849	17,966	\$18,815
08-23944.006-R-2	17-04-404-035-1006	863	18,266	\$19,129
08-23944.007-R-2	17-04-404-035-1007	863	18,266	\$19,129
08-23944.008-R-2	17-04-404-035-1008	552	11,678	\$12,230
08-23944.009-R-2	17-04-404-035-1009	778	16,469	\$17,247
08-23944.010-R-2	17-04-404-035-1010	721	15,271	\$15,992
08-23944.011-R-2	17-04-404-035-1011	877	18,565	\$19,442
08-23944.012-R-2	17-04-404-035-1013	509	10,779	\$11,288
08-23944.013-R-2	17-04-404-035-1014	509	10,779	\$11,288
08-23944.014-R-2	17-04-404-035-1015	509	10,779	\$11,288
08-23944.015-R-2	17-04-404-035-1016	509	10,779	\$11,288
08-23944.016-R-2	17-04-404-035-1017	509	10,779	\$11,288
08-23944.017-R-2	17-04-404-035-1018	509	10,779	\$11,288
08-23944.018-R-2	17-04-404-035-1019	665	14,073	\$14,738
08-23944.019-R-2	17-04-404-035-1020	665	14,073	\$14,738
08-23944.020-R-2	17-04-404-035-1021	537	11,378	\$11,915
08-23944.021-R-2	17-04-404-035-1022	537	11,378	\$11,915
08-23944.022-R-2	17-04-404-035-1023	594	12,576	\$13,170
08-23944.023-R-2	17-04-404-035-1024	566	11,977	\$12,543
08-23944.024-R-2	17-04-404-035-1025	566	11,977	\$12,543

08-23944.025-R-2	17-04-404-035-1026	537	11,378	\$11,915
08-23944.026-R-2	17-04-404-035-1027	523	11,079	\$11,602
08-23944.027-R-2	17-04-404-035-1028	537	11,378	\$11,915
08-23944.028-R-2	17-04-404-035-1029	736	15,571	\$16,307
08-23944.029-R-2	17-04-404-035-1030	552	11,678	\$12,230
08-23944.030-R-2	17-04-404-035-1031	552	11,678	\$12,230
08-23944.031-R-2	17-04-404-035-1032	552	11,678	\$12,230
08-23944.032-R-2	17-04-404-035-1033	452	9,582	\$10,034
08-23944.033-R-2	17-04-404-035-1034	509	10,779	\$11,288
08-23944.034-R-2	17-04-404-035-1035	594	12,576	\$13,170
08-23944.035-R-2	17-04-404-035-1036	523	11,079	\$11,602
08-23944.036-R-2	17-04-404-035-1037	580	12,277	\$12,857
08-23944.037-R-2	17-04-404-035-1038	424	8,983	\$9,407
08-23944.038-R-2	17-04-404-035-1039	509	10,779	\$11,288
08-23944.039-R-2	17-04-404-035-1041	537	11,378	\$11,915
08-23944.040-R-2	17-04-404-035-1042	537	11,378	\$11,915
08-23944.041-R-2	17-04-404-035-1043	537	11,378	\$11,915
08-23944.042-R-2	17-04-404-035-1044	537	11,378	\$11,915
08-23944.043-R-2	17-04-404-035-1045	594	12,576	\$13,170
08-23944.044-R-2	17-04-404-035-1046	594	12,576	\$13,170
08-23944.045-R-2	17-04-404-035-1047	509	10,779	\$11,288
08-23944.046-R-2	17-04-404-035-1048	509	10,779	\$11,288
08-23944.047-R-2	17-04-404-035-1049	509	10,779	\$11,288
08-23944.048-R-2	17-04-404-035-1050	509	10,779	\$11,288
08-23944.049-R-2	17-04-404-035-1051	509	10,779	\$11,288
08-23944.050-R-2	17-04-404-035-1052	509	10,779	\$11,288
08-23944.051-R-2	17-04-404-035-1053	665	14,073	\$14,738
08-23944.052-R-2	17-04-404-035-1054	679	14,373	\$15,052
08-23944.053-R-2	17-04-404-035-1055	537	11,378	\$11,915
08-23944.054-R-2	17-04-404-035-1056	537	11,378	\$11,915
08-23944.055-R-2	17-04-404-035-1057	594	12,576	\$13,170
08-23944.056-R-2	17-04-404-035-1058	580	12,277	\$12,857
08-23944.057-R-2	17-04-404-035-1059	580	12,277	\$12,857
08-23944.058-R-2	17-04-404-035-1060	537	10,468	\$11,005
08-23944.059-R-2	17-04-404-035-1061	523	12,334	\$12,857
08-23944.060-R-2	17-04-404-035-1062	523	10,482	\$11,005
08-23944.061-R-2	17-04-404-035-1063	750	15,870	\$16,620
08-23944.062-R-2	17-04-404-035-1064	566	11,977	\$12,543
08-23944.063-R-2	17-04-404-035-1065	566	11,977	\$12,543
08-23944.064-R-2	17-04-404-035-1066	566	9,941	\$10,507
08-23944.065-R-2	17-04-404-035-1067	452	9,582	\$10,034
08-23944.066-R-2	17-04-404-035-1068	509	10,779	\$11,288
08-23944.067-R-2	17-04-404-035-1069	594	12,576	\$13,170
08-23944.068-R-2	17-04-404-035-1070	523	11,079	\$11,602
08-23944.069-R-2	17-04-404-035-1071	580	12,277	\$12,857
08-23944.070-R-2	17-04-404-035-1072	424	8,983	\$9,407

08-23944.071-R-2	17-04-404-035-1073	509	10,779	\$11,288
08-23944.072-R-2	17-04-404-035-1074	608	12,876	\$13,484
08-23944.073-R-2	17-04-404-035-1075	537	11,378	\$11,915
08-23944.074-R-2	17-04-404-035-1076	537	11,378	\$11,915
08-23944.075-R-2	17-04-404-035-1077	537	11,378	\$11,915
08-23944.076-R-2	17-04-404-035-1078	537	11,378	\$11,915
08-23944.077-R-2	17-04-404-035-1079	594	11,570	\$12,164
08-23944.078-R-2	17-04-404-035-1080	594	11,570	\$12,164
08-23944.079-R-2	17-04-404-035-1081	509	10,779	\$11,288
08-23944.080-R-2	17-04-404-035-1082	509	10,779	\$11,288
08-23944.081-R-2	17-04-404-035-1083	509	10,779	\$11,288
08-23944.082-R-2	17-04-404-035-1084	509	10,779	\$11,288
08-23944.083-R-2	17-04-404-035-1085	509	10,779	\$11,288
08-23944.084-R-2	17-04-404-035-1086	509	10,779	\$11,288
08-23944.085-R-2	17-04-404-035-1087	679	14,373	\$15,052
08-23944.086-R-2	17-04-404-035-1088	679	14,373	\$15,052
08-23944.087-R-2	17-04-404-035-1089	537	10,468	\$11,005
08-23944.088-R-2	17-04-404-035-1090	537	11,378	\$11,915
08-23944.089-R-2	17-04-404-035-1091	608	12,876	\$13,484
08-23944.090-R-2	17-04-404-035-1092	580	12,277	\$12,857
08-23944.091-R-2	17-04-404-035-1093	580	12,277	\$12,857
08-23944.092-R-2	17-04-404-035-1094	537	11,378	\$11,915
08-23944.093-R-2	17-04-404-035-1095	523	11,079	\$11,602
08-23944.094-R-2	17-04-404-035-1096	523	11,079	\$11,602
08-23944.095-R-2	17-04-404-035-1097	750	15,870	\$16,620
08-23944.096-R-2	17-04-404-035-1098	566	11,977	\$12,543
08-23944.097-R-2	17-04-404-035-1099	566	11,977	\$12,543
08-23944.098-R-2	17-04-404-035-1100	566	11,977	\$12,543
08-23944.099-R-2	17-04-404-035-1101	467	9,881	\$10,348
08-23944.100-R-2	17-04-404-035-1102	509	10,779	\$11,288
08-23944.101-R-2	17-04-404-035-1103	594	12,576	\$13,170
08-23944.102-R-2	17-04-404-035-1104	523	11,079	\$11,602
08-23944.103-R-2	17-04-404-035-1105	580	12,277	\$12,857
08-23944.104-R-2	17-04-404-035-1106	424	8,983	\$9,407
08-23944.105-R-2	17-04-404-035-1107	509	10,779	\$11,288
08-23944.106-R-2	17-04-404-035-1108	608	12,876	\$13,484
08-23944.107-R-2	17-04-404-035-1109	537	11,378	\$11,915
08-23944.108-R-2	17-04-404-035-1110	537	11,378	\$11,915
08-23944.109-R-2	17-04-404-035-1111	537	11,378	\$11,915
08-23944.110-R-2	17-04-404-035-1112	537	11,378	\$11,915
08-23944.111-R-2	17-04-404-035-1113	594	12,576	\$13,170
08-23944.112-R-2	17-04-404-035-1114	594	12,576	\$13,170
08-23944.113-R-2	17-04-404-035-1115	523	11,079	\$11,602
08-23944.114-R-2	17-04-404-035-1116	523	11,079	\$11,602
08-23944.115-R-2	17-04-404-035-1117	523	11,079	\$11,602
08-23944.116-R-2	17-04-404-035-1118	523	11,079	\$11,602

08-23944.117-R-2	17-04-404-035-1119	523	11,079	\$11,602
08-23944.118-R-2	17-04-404-035-1120	523	11,079	\$11,602
08-23944.119-R-2	17-04-404-035-1121	679	14,373	\$15,052
08-23944.120-R-2	17-04-404-035-1122	679	14,373	\$15,052
08-23944.121-R-2	17-04-404-035-1123	552	11,678	\$12,230
08-23944.122-R-2	17-04-404-035-1124	552	11,678	\$12,230
08-23944.123-R-2	17-04-404-035-1125	608	9,657	\$10,265
08-23944.124-R-2	17-04-404-035-1126	580	12,277	\$12,857
08-23944.125-R-2	17-04-404-035-1127	580	12,277	\$12,857
08-23944.126-R-2	17-04-404-035-1128	552	11,678	\$12,230
08-23944.127-R-2	17-04-404-035-1129	537	11,378	\$11,915
08-23944.128-R-2	17-04-404-035-1130	537	11,378	\$11,915
08-23944.129-R-2	17-04-404-035-1131	750	15,870	\$16,620
08-23944.130-R-2	17-04-404-035-1132	566	11,977	\$12,543
08-23944.131-R-2	17-04-404-035-1133	566	11,977	\$12,543
08-23944.132-R-2	17-04-404-035-1134	566	11,977	\$12,543
08-23944.133-R-2	17-04-404-035-1135	467	9,881	\$10,348
08-23944.134-R-2	17-04-404-035-1136	509	10,779	\$11,288
08-23944.135-R-2	17-04-404-035-1137	594	12,576	\$13,170
08-23944.136-R-2	17-04-404-035-1138	523	11,079	\$11,602
08-23944.137-R-2	17-04-404-035-1139	580	11,295	\$11,875
08-23944.138-R-2	17-04-404-035-1140	438	9,282	\$9,720
08-23944.139-R-2	17-04-404-035-1141	509	10,779	\$11,288
08-23944.140-R-2	17-04-404-035-1142	608	12,876	\$13,484
08-23944.141-R-2	17-04-404-035-1143	537	11,378	\$11,915
08-23944.142-R-2	17-04-404-035-1144	537	11,378	\$11,915
08-23944.143-R-2	17-04-404-035-1145	537	11,378	\$11,915
08-23944.144-R-2	17-04-404-035-1146	537	11,378	\$11,915
08-23944.145-R-2	17-04-404-035-1147	594	12,576	\$13,170
08-23944.146-R-2	17-04-404-035-1148	594	12,576	\$13,170
08-23944.147-R-2	17-04-404-035-1149	523	11,079	\$11,602
08-23944.148-R-2	17-04-404-035-1150	523	11,079	\$11,602
08-23944.149-R-2	17-04-404-035-1151	523	11,079	\$11,602
08-23944.150-R-2	17-04-404-035-1152	523	11,079	\$11,602
08-23944.151-R-2	17-04-404-035-1153	523	11,079	\$11,602
08-23944.152-R-2	17-04-404-035-1154	523	11,079	\$11,602
08-23944.153-R-2	17-04-404-035-1155	679	14,373	\$15,052
08-23944.154-R-2	17-04-404-035-1156	679	14,373	\$15,052
08-23944.155-R-2	17-04-404-035-1157	552	11,678	\$12,230
08-23944.156-R-2	17-04-404-035-1158	552	11,678	\$12,230
08-23944.157-R-2	17-04-404-035-1159	608	12,876	\$13,484
08-23944.158-R-2	17-04-404-035-1160	594	12,576	\$13,170
08-23944.159-R-2	17-04-404-035-1161	594	12,576	\$13,170
08-23944.160-R-2	17-04-404-035-1162	552	11,678	\$12,230
08-23944.161-R-2	17-04-404-035-1163	537	11,378	\$11,915
08-23944.162-R-2	17-04-404-035-1164	537	11,378	\$11,915

08-23944.163-R-2	17-04-404-035-1165	764	16,169	\$16,933
08-23944.164-R-2	17-04-404-035-1166	566	11,977	\$12,543
08-23944.165-R-2	17-04-404-035-1167	566	11,977	\$12,543
08-23944.166-R-2	17-04-404-035-1168	566	11,977	\$12,543
08-23944.167-R-2	17-04-404-035-1169	467	9,881	\$10,348
08-23944.168-R-2	17-04-404-035-1170	594	12,576	\$13,170
08-23944.169-R-2	17-04-404-035-1171	580	12,277	\$12,857
08-23944.170-R-2	17-04-404-035-1172	523	11,079	\$11,602
08-23944.171-R-2	17-04-404-035-1173	580	12,277	\$12,857
08-23944.172-R-2	17-04-404-035-1174	438	9,282	\$9,720
08-23944.173-R-2	17-04-404-035-1175	509	10,779	\$11,288
08-23944.174-R-2	17-04-404-035-1176	608	12,876	\$13,484
08-23944.175-R-2	17-04-404-035-1177	537	11,378	\$11,915
08-23944.176-R-2	17-04-404-035-1178	537	11,378	\$11,915
08-23944.177-R-2	17-04-404-035-1179	537	11,378	\$11,915
08-23944.178-R-2	17-04-404-035-1180	537	11,378	\$11,915
08-23944.179-R-2	17-04-404-035-1181	594	12,576	\$13,170
08-23944.180-R-2	17-04-404-035-1182	594	12,576	\$13,170
08-23944.181-R-2	17-04-404-035-1183	523	11,079	\$11,602
08-23944.182-R-2	17-04-404-035-1184	523	11,079	\$11,602
08-23944.183-R-2	17-04-404-035-1185	523	11,097	\$11,620
08-23944.184-R-2	17-04-404-035-1186	523	11,079	\$11,602
08-23944.185-R-2	17-04-404-035-1187	523	11,079	\$11,602
08-23944.186-R-2	17-04-404-035-1188	523	11,079	\$11,602
08-23944.187-R-2	17-04-404-035-1189	679	14,373	\$15,052
08-23944.188-R-2	17-04-404-035-1190	693	14,672	\$15,365
08-23944.189-R-2	17-04-404-035-1191	552	11,678	\$12,230
08-23944.190-R-2	17-04-404-035-1192	552	11,678	\$12,230
08-23944.191-R-2	17-04-404-035-1194	594	12,576	\$13,170
08-23944.192-R-2	17-04-404-035-1195	594	12,576	\$13,170
08-23944.193-R-2	17-04-404-035-1196	552	11,678	\$12,230
08-23944.194-R-2	17-04-404-035-1198	537	11,378	\$11,915
08-23944.195-R-2	17-04-404-035-1199	764	16,169	\$16,933
08-23944.196-R-2	17-04-404-035-1200	566	11,977	\$12,543
08-23944.197-R-2	17-04-404-035-1201	566	11,977	\$12,543
08-23944.198-R-2	17-04-404-035-1202	566	11,977	\$12,543
08-23944.199-R-2	17-04-404-035-1203	467	9,881	\$10,348
08-23944.200-R-2	17-04-404-035-1204	523	11,079	\$11,602
08-23944.201-R-2	17-04-404-035-1205	594	12,576	\$13,170
08-23944.202-R-2	17-04-404-035-1206	537	11,378	\$11,915
08-23944.203-R-2	17-04-404-035-1207	594	12,576	\$13,170
08-23944.204-R-2	17-04-404-035-1208	438	9,282	\$9,720
08-23944.205-R-2	17-04-404-035-1209	523	11,079	\$11,602
08-23944.206-R-2	17-04-404-035-1210	622	13,175	\$13,797
08-23944.207-R-2	17-04-404-035-1211	537	11,378	\$11,915
08-23944.208-R-2	17-04-404-035-1212	537	11,378	\$11,915

08-23944.209-R-2	17-04-404-035-1213	537	11,378	\$11,915
08-23944.210-R-2	17-04-404-035-1214	537	11,378	\$11,915
08-23944.211-R-2	17-04-404-035-1215	594	12,576	\$13,170
08-23944.212-R-2	17-04-404-035-1216	594	12,576	\$13,170
08-23944.213-R-2	17-04-404-035-1217	523	11,079	\$11,602
08-23944.214-R-2	17-04-404-035-1218	537	11,378	\$11,915
08-23944.215-R-2	17-04-404-035-1219	523	11,079	\$11,602
08-23944.216-R-2	17-04-404-035-1220	523	11,079	\$11,602
08-23944.217-R-2	17-04-404-035-1221	523	11,079	\$11,602
08-23944.218-R-2	17-04-404-035-1222	523	11,079	\$11,602
08-23944.219-R-2	17-04-404-035-1223	693	14,672	\$15,365
08-23944.220-R-2	17-04-404-035-1224	693	14,672	\$15,365
08-23944.221-R-2	17-04-404-035-1225	552	11,678	\$12,230
08-23944.222-R-2	17-04-404-035-1226	552	11,678	\$12,230
08-23944.223-R-2	17-04-404-035-1227	622	12,548	\$13,170
08-23944.224-R-2	17-04-404-035-1228	594	12,576	\$13,170
08-23944.225-R-2	17-04-404-035-1229	594	12,576	\$13,170
08-23944.226-R-2	17-04-404-035-1230	552	11,678	\$12,230
08-23944.227-R-2	17-04-404-035-1231	537	11,378	\$11,915
08-23944.228-R-2	17-04-404-035-1232	552	11,678	\$12,230
08-23944.229-R-2	17-04-404-035-1233	764	16,169	\$16,933
08-23944.230-R-2	17-04-404-035-1234	580	12,277	\$12,857
08-23944.231-R-2	17-04-404-035-1235	580	12,277	\$12,857
08-23944.232-R-2	17-04-404-035-1236	580	12,277	\$12,857
08-23944.233-R-2	17-04-404-035-1237	481	10,181	\$10,662
08-23944.234-R-2	17-04-404-035-1238	523	11,079	\$11,602
08-23944.235-R-2	17-04-404-035-1239	608	12,876	\$13,484
08-23944.236-R-2	17-04-404-035-1240	537	11,378	\$11,915
08-23944.237-R-2	17-04-404-035-1241	594	12,576	\$13,170
08-23944.238-R-2	17-04-404-035-1242	452	9,582	\$10,034
08-23944.239-R-2	17-04-404-035-1243	523	11,079	\$11,602
08-23944.240-R-2	17-04-404-035-1244	622	13,175	\$13,797
08-23944.241-R-2	17-04-404-035-1245	537	11,378	\$11,915
08-23944.242-R-2	17-04-404-035-1246	537	11,378	\$11,915
08-23944.243-R-2	17-04-404-035-1247	537	11,378	\$11,915
08-23944.244-R-2	17-04-404-035-1248	537	11,378	\$11,915
08-23944.245-R-2	17-04-404-035-1249	594	12,576	\$13,170
08-23944.246-R-2	17-04-404-035-1250	594	12,576	\$13,170

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 246 of 250 total units in a residential condominium building. Four of the units are excluded from the appeal as they are model units used by the property developer. The Permanent Index Numbers ("PINs") for the model units are: 17-04-404-035-1012, -1040, -1193, and -1197. The appellant argued that the market value of the subject property was not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant submitted a sales list regarding 137 recent sales of units in the subject building and incomplete sales contracts for two units in the subject building. Each recent sale was reduced by an amount equal to that unit's incentive. The incentives consisted of free monthly assessments for periods of either one year, eighteen months, or two years. The appellant submitted two affidavits; one from an agent of the building and one from the property manager, that attested to the incentive amounts. In further support of the incentive amounts, the appellant submitted a copy of an "Assessment Addendum" for unit 808. This document indicates that, "North LaSalle Building, 1140 LLC agrees to waive regular assessments for 24 months from the date of closing if the purchasers use the services of "Real Estate Mortgage Network" for mortgage needs and specifically Jolanta Hardej as their mortgage consultant." The appellant's sales analysis deducted 5% per unit for personal property. No evidence was submitted in support of the 5% personal property deduction. The appellant's sales analysis totaled the reduced sale prices and divided them by the total percentage of interest sold. Based on this analysis, the appellant requested a fair market value for 100% of the subject building of \$28,269,182. The appellant then requested an assessment ratio of 10% resulting in a total requested assessment for 100% of the building of \$2,826,918.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$3,134,988 was disclosed. In support of the subject's assessment, the board of review submitted a memo that included sales data for recent sales of units within the subject building. The memo lists the Permanent Index Number, sale date, sale price, and percentage of ownership for each of the recently sold units in the subject building. The total purchase price of the recently sold units was \$5,261,532. An allocation of 2% for personal property was subtracted from the aggregate sale price resulting in an adjusted sale price of \$5,156,326. No evidence was provided in support of the 2% personal property deduction. The adjusted total sale price was then multiplied by the percentage of interest of the recently sold units resulting in a market value for 100% of the subject building of \$32,368,650. As a result of its analysis, the board requested confirmation of the subject's assessment.

After reviewing the record 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd Dist. 2000). 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. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the Board concludes that the evidence indicates no reduction in the subject's assessment is warranted.

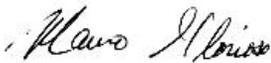
The Board finds that the appellant has not met the burden of proving by a preponderance of the evidence that the subject is overvalued. The Board grants no weight to the appellant's argument that each unit's sale price should be reduced by the monthly assessment amounts. This contractual agreement between the buyer and the developer has no bearing on the market value of the unit. Additionally, the Board grants no weight to the appellant's argument that each unit's sale price should be reduced by 5% for personal property. No evidence was provided in support of this deduction. In addition, little was submitted in support of the arm's-length nature of the appellant's list of sales. Such evidence could have included complete sales contracts, closing statements, or recorded deeds. Therefore, the PTAB finds the appellant has not met the burden of proving the value of the property by a preponderance of the evidence and a reduction is not warranted.

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: April 18, 2014



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.