



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

APPELLANT: Elgin Improvements LLC  
DOCKET NO.: 09-03066.001-C-3 through 09-03066.008-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Elgin Improvements LLC, the appellant, by attorney Ronald J. Stone of Stratton, Giganti, Stone, Moran & Radkey, Springfield; the Kane County Board of Review; and Elgin School Dist. U-46, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C., Chicago.

Prior to the hearing the appellant and the Kane County Board of Review reached an agreement as to the correct assessment of the subject property. The intervening school district adopted the evidence submitted by the Kane County Board of Review and pursuant to section 1910.99(a) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.99(a)) is bound by the terms of the stipulation or agreement. 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 Kane 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
09-03066.001-C-3	06-10-451-010	450,305	228,032	\$678,337
09-03066.002-C-3	06-10-451-011	202,959	76,194	\$279,153
09-03066.003-C-3	06-10-451-012	52,891	3,789	\$56,680
09-03066.004-C-3	06-10-451-013	71,771	12,940	\$84,711
09-03066.005-C-3	06-10-451-014	36,663	22,729	\$59,392
09-03066.006-C-3	06-10-451-015	54,534	165	\$54,699
09-03066.007-C-3	06-10-451-016	61,471	44,324	\$105,795
09-03066.008-C-3	06-10-451-017	44,787	1,746	\$46,533

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.



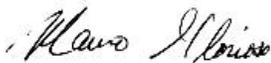
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Chairman



\_\_\_\_\_  
Member



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Member



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Member



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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: March 23, 2012



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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.