



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

APPELLANT: Bell Tower Place I Condominium Assoc.
DOCKET NO.: 10-02650.001-R-3 through 10-02650.036-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Bell Tower Place I Condominium Assoc., the appellant, by attorney Michael Elliott of Elliott & Associates, P.C., in Des Plaines; the DuPage County Board of Review; and the Lake Park High School Dist. #108, intervenor, by attorney Scott L. Ginsburg of Robbins, Schwartz, Nicholas, Lifton & Taylor, Ltd., in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review and the appellant. The intervenor was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenor did respond to the Property Tax Appeal Board by the established deadline and accepted the proposed assessment.

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 board of review and the appellant is appropriate.

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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
10-02650.001-R-3	02-15-115-001	10,320	57,680	\$68,000
10-02650.002-R-3	02-15-115-002	10,320	49,250	\$59,570
10-02650.003-R-3	02-15-115-003	10,320	52,700	\$63,020
10-02650.004-R-3	02-15-115-004	10,320	52,700	\$63,020
10-02650.005-R-3	02-15-115-005	10,320	34,400	\$44,720
10-02650.006-R-3	02-15-115-006	10,320	49,250	\$59,570
10-02650.007-R-3	02-15-115-007	10,320	49,250	\$59,570
10-02650.008-R-3	02-15-115-008	10,320	49,250	\$59,570
10-02650.009-R-3	02-15-115-009	10,320	55,000	\$65,320
10-02650.010-R-3	02-15-115-010	10,320	52,700	\$63,020

10-02650.011-R-3	02-15-115-011	10,320	34,400	\$44,720
10-02650.012-R-3	02-15-115-012	10,320	53,110	\$63,430
10-02650.013-R-3	02-15-115-013	10,320	76,050	\$86,370
10-02650.014-R-3	02-15-115-014	10,320	49,250	\$59,570
10-02650.015-R-3	02-15-115-015	10,320	52,700	\$63,020
10-02650.016-R-3	02-15-115-016	10,320	52,700	\$63,020
10-02650.017-R-3	02-15-115-017	10,320	39,700	\$50,020
10-02650.018-R-3	02-15-115-018	10,320	76,790	\$87,110
10-02650.019-R-3	02-15-115-019	10,320	49,250	\$59,570
10-02650.020-R-3	02-15-115-020	10,320	49,250	\$59,570
10-02650.021-R-3	02-15-115-021	10,320	52,700	\$63,020
10-02650.022-R-3	02-15-115-022	10,320	52,700	\$63,020
10-02650.023-R-3	02-15-115-023	10,320	39,700	\$50,020
10-02650.024-R-3	02-15-115-024	10,320	53,110	\$63,430
10-02650.025-R-3	02-15-115-025	10,320	76,050	\$86,370
10-02650.026-R-3	02-15-115-026	10,320	49,250	\$59,570
10-02650.027-R-3	02-15-115-027	10,320	55,000	\$65,320
10-02650.028-R-3	02-15-115-028	10,320	55,000	\$65,320
10-02650.029-R-3	02-15-115-029	10,320	42,000	\$52,320
10-02650.030-R-3	02-15-115-030	10,320	76,790	\$87,110
10-02650.031-R-3	02-15-115-031	10,320	49,250	\$59,570
10-02650.032-R-3	02-15-115-032	10,320	49,250	\$59,570
10-02650.033-R-3	02-15-115-033	10,320	55,000	\$65,320
10-02650.034-R-3	02-15-115-034	10,320	52,700	\$63,020
10-02650.035-R-3	02-15-115-035	10,320	39,700	\$50,020
10-02650.036-R-3	02-15-115-036	10,320	55,960	\$66,280

Subject only to the State multiplier as applicable.

(Continued on Page 3)

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: August 23, 2013

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.