FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Palos Point Townhome Association
DOCKET NO.: 10-35149.001-R-1 through 10-35149.036-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Palos Point Townhome Association, the appellant, by attorney Joseph E. Pecko, of Law Office of Joseph E. Pecko in Burr Ridge; and the Cook County Board of Review.

The record in this appeal contains valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant(s) documentation.

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 further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property 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 **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
10-35149.001-R-1	23-24-300-230-0000	2,358	24,009	$26,367
10-35149.002-R-1	23-24-300-231-0000	2,358	23,484	$25,842
10-35149.003-R-1	23-24-300-235-0000	2,636	20,647	$23,283
10-35149.005-R-1	23-24-300-238-0000	2,358	23,205	$25,563
10-35149.006-R-1	23-24-300-241-0000	2,804	24,009	$26,813
10-35149.007-R-1	23-24-300-243-0000	2,358	23,205	$25,563
10-35149.008-R-1	23-24-300-244-0000	2,358	24,009	$26,367
10-35149.009-R-1	23-24-300-246-0000	2,075	23,205	$23,205
10-35149.010-R-1	23-24-300-248-0000	2,775	25,523	$28,298
10-35149.011-R-1	23-24-300-250-0000	2,075	20,647	$22,722
10-35149.013-R-1	23-24-300-259-0000	2,467	23,205	$25,672
10-35149.014-R-1	23-24-300-261-0000	2,075	24,009	$26,084
10-35149.015-R-1	23-24-300-263-0000	2,075	23,205	$25,280
10-35149.016-R-1	23-24-300-266-0000	2,075	24,009	$26,084
10-35149.017-R-1	23-24-300-268-0000	2,075	23,205	$25,280
10-35149.020-R-1	23-24-300-273-0000	2,358	23,875	$26,233

10-35149.021-R-1	23-24-300-274-0000	2,775	25,554	$28,329
10-35149.022-R-1	23-24-300-275-0000	2,358	24,009	$26,367
10-35149.024-R-1	23-24-300-278-0000	2,746	23,484	$26,230
10-35149.026-R-1	23-24-300-280-0000	2,358	24,009	$26,367
10-35149.027-R-1	23-24-300-281-0000	2,746	20,647	$23,393
10-35149.028-R-1	23-24-300-282-0000	2,746	20,647	$23,393
10-35149.029-R-1	23-24-300-283-0000	2,358	24,009	$26,367
10-35149.030-R-1	23-24-300-287-0000	2,358	23,205	$25,563
10-35149.031-R-1	23-24-300-288-0000	2,358	23,484	$25,842
10-35149.032-R-1	23-24-300-293-0000	2,358	24,009	$26,367
10-35149.033-R-1	23-24-300-297-0000	2,746	24,009	$26,755
10-35149.035-R-1	23-24-300-332-0000	2,075	23,205	$25,280
10-35149.036-R-1	23-24-300-335-0000	2,482	23,484	$25,966

Subject only to the State multiplier as applicable.

(Continued)

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: August 23, 2013

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.