



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

APPELLANT: Mulberry Grove Condominium Association
DOCKET NO.: 11-00027.001-R-3 through 11-00027.084-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mulberry Grove Condominium Association, the appellant, by attorney Joanne Elliott of Elliott & Associates, P.C., in Des Plaines; and the Kane 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 Kane County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-00027.001-R-3	06-33-375-003	12,515	40,230	\$52,745
11-00027.002-R-3	06-33-375-004	12,257	28,860	\$41,117
11-00027.003-R-3	06-33-375-005	12,257	31,193	\$43,450
11-00027.004-R-3	06-33-375-006	12,257	28,860	\$41,117
11-00027.005-R-3	06-33-375-007	12,515	38,563	\$51,078
11-00027.006-R-3	06-33-375-008	12,515	40,230	\$52,745
11-00027.007-R-3	06-33-375-009	12,257	31,193	\$43,450
11-00027.008-R-3	06-33-375-010	12,257	26,382	\$38,639
11-00027.009-R-3	06-33-375-011	12,257	25,715	\$37,972
11-00027.010-R-3	06-33-375-012	12,515	37,897	\$50,412
11-00027.011-R-3	06-33-375-014	12,515	38,563	\$51,078
11-00027.012-R-3	06-33-375-015	12,257	25,715	\$37,972
11-00027.013-R-3	06-33-375-016	12,257	25,715	\$37,972
11-00027.014-R-3	06-33-375-017	12,515	38,563	\$51,078
11-00027.015-R-3	06-33-375-019	12,515	37,897	\$50,412
11-00027.016-R-3	06-33-375-020	12,257	28,860	\$41,117

11-00027.017-R-3	06-33-375-021	12,257	28,860	\$41,117
11-00027.018-R-3	06-33-375-022	12,515	38,563	\$51,078
11-00027.019-R-3	06-33-375-023	12,515	38,563	\$51,078
11-00027.020-R-3	06-33-375-024	12,257	26,382	\$38,639
11-00027.021-R-3	06-33-375-025	12,257	25,715	\$37,972
11-00027.022-R-3	06-33-375-026	12,515	37,897	\$50,412
11-00027.023-R-3	06-33-375-028	12,515	37,897	\$50,412
11-00027.024-R-3	06-33-375-029	12,257	31,193	\$43,450
11-00027.025-R-3	06-33-375-030	12,257	30,526	\$42,783
11-00027.026-R-3	06-33-375-031	12,515	38,563	\$51,078
11-00027.027-R-3	06-33-375-032	12,515	39,563	\$52,078
11-00027.028-R-3	06-33-375-033	12,257	30,526	\$42,783
11-00027.029-R-3	06-33-375-034	12,257	28,860	\$41,117
11-00027.030-R-3	06-33-375-035	12,515	37,897	\$50,412
11-00027.031-R-3	06-33-375-037	12,515	38,563	\$51,078
11-00027.032-R-3	06-33-375-038	12,257	25,715	\$37,972
11-00027.033-R-3	06-33-375-039	12,257	25,715	\$37,972
11-00027.034-R-3	06-33-375-040	12,515	36,230	\$48,745
11-00027.035-R-3	06-33-375-041	12,515	37,897	\$50,412
11-00027.036-R-3	06-33-375-042	12,257	29,526	\$41,783
11-00027.037-R-3	06-33-375-043	12,257	30,526	\$42,783
11-00027.038-R-3	06-33-375-044	12,515	36,897	\$49,412
11-00027.039-R-3	06-33-375-045	12,515	38,563	\$51,078
11-00027.040-R-3	06-33-375-046	12,257	26,382	\$38,639
11-00027.041-R-3	06-33-375-047	12,257	25,715	\$37,972
11-00027.042-R-3	06-33-375-048	12,515	36,897	\$49,412
11-00027.043-R-3	06-33-375-050	12,515	38,563	\$51,078
11-00027.044-R-3	06-33-375-051	12,257	31,193	\$43,450
11-00027.045-R-3	06-33-375-052	12,257	28,860	\$41,117
11-00027.046-R-3	06-33-375-053	12,257	28,860	\$41,117
11-00027.047-R-3	06-33-375-054	12,257	28,860	\$41,117
11-00027.048-R-3	06-33-375-055	12,515	38,563	\$51,078
11-00027.049-R-3	06-33-375-056	12,515	37,897	\$50,412
11-00027.050-R-3	06-33-375-057	12,257	28,860	\$41,117
11-00027.051-R-3	06-33-375-058	12,257	29,526	\$41,783
11-00027.052-R-3	06-33-375-059	12,257	28,860	\$41,117
11-00027.053-R-3	06-33-375-060	12,257	28,860	\$41,117
11-00027.054-R-3	06-33-375-061	12,515	37,897	\$50,412
11-00027.055-R-3	06-33-375-063	12,515	38,563	\$51,078
11-00027.056-R-3	06-33-375-064	12,257	28,860	\$41,117
11-00027.057-R-3	06-33-375-065	12,257	28,860	\$41,117
11-00027.058-R-3	06-33-375-066	12,257	30,526	\$42,783
11-00027.059-R-3	06-33-375-067	12,257	28,860	\$41,117
11-00027.060-R-3	06-33-375-068	12,515	38,563	\$51,078
11-00027.061-R-3	06-33-375-069	12,515	37,897	\$50,412
11-00027.062-R-3	06-33-375-070	12,257	30,526	\$42,783

11-00027.063-R-3	06-33-375-071	12,257	30,526	\$42,783
11-00027.064-R-3	06-33-375-072	12,257	28,860	\$41,117
11-00027.065-R-3	06-33-375-073	12,257	28,860	\$41,117
11-00027.066-R-3	06-33-375-074	12,515	38,563	\$51,078
11-00027.067-R-3	06-33-375-076	12,515	38,563	\$51,078
11-00027.068-R-3	06-33-375-077	12,257	28,860	\$41,117
11-00027.069-R-3	06-33-375-078	12,257	28,860	\$41,117
11-00027.070-R-3	06-33-375-079	12,257	30,526	\$42,783
11-00027.071-R-3	06-33-375-080	12,515	36,230	\$48,745
11-00027.072-R-3	06-33-375-082	12,515	38,563	\$51,078
11-00027.073-R-3	06-33-375-083	12,257	30,526	\$42,783
11-00027.074-R-3	06-33-375-084	12,257	28,860	\$41,117
11-00027.075-R-3	06-33-375-085	12,515	38,563	\$51,078
11-00027.076-R-3	06-33-375-086	12,515	38,563	\$51,078
11-00027.077-R-3	06-33-375-087	12,257	31,193	\$43,450
11-00027.078-R-3	06-33-375-088	12,257	28,860	\$41,117
11-00027.079-R-3	06-33-375-089	12,257	31,193	\$43,450
11-00027.080-R-3	06-33-375-090	12,515	37,897	\$50,412
11-00027.081-R-3	06-33-375-091	12,515	38,563	\$51,078
11-00027.082-R-3	06-33-375-092	12,257	30,526	\$42,783
11-00027.083-R-3	06-33-375-093	12,257	31,193	\$43,450
11-00027.084-R-3	06-33-375-094	12,515	38,563	\$51,078

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

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.