FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Grand & Church, LLC
DOCKET NO.: 11-01886.001-C-3
PARCEL NO.: 03-26-102-031

The parties of record before the Property Tax Appeal Board are Grand & Church, LLC, the appellant, by attorney John K. Norris of Rubin & Norris, Chicago; the DuPage County Board of Review; and the Elmhurst Community School Dist. No. 205, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C., Chicago.

Prior to the hearing the appellant and the board of review reached an agreement as to the correct assessment of the subject property. By letter dated October 17, 2013, the intervenor was notified of this suggested agreement and given thirty (30) days to respond if the assessment agreement was not acceptable. By letter dated October 23, 2013, the intervenor responded to the Property Tax Appeal Board adopting the evidence submitted by the board of review. Pursuant to section 1910.99(a) of the rules of the Property Tax Appeal Board the intervenor is bound by the terms of the stipulation or agreement. (86 Ill.Admin.Code 1910.99(a)). 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 **DuPage** 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:

LAND:	$1,300,920
IMPR.:	$1,598,790
TOTAL:	$2,899,710

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.

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: December 20, 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.