



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

APPELLANT: Badger Holdings LLC & M&I Properties  
DOCKET NO.: 11-02593.001-R-2 through 11-02593.050-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Badger Holdings LLC & M&I Properties, the appellants, by attorney Robert E. Pernai of Flanagan/Bilton LLC, in Chicago, and the Kendall County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellants were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellants 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 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 **Kendall** County Board of Review is warranted. 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>
11-02593.001-R-2	02-12-350-027	5,567	29,905	\$35,472
11-02593.002-R-2	02-12-350-024	5,567	29,905	\$35,472
11-02593.003-R-2	02-12-350-100	5,567	29,905	\$35,472
11-02593.004-R-2	02-12-350-037	5,567	26,510	\$32,077
11-02593.005-R-2	02-12-350-095	5,567	26,510	\$32,077
11-02593.006-R-2	02-12-350-030	5,567	24,520	\$30,087
11-02593.007-R-2	02-12-350-031	5,567	24,520	\$30,087
11-02593.008-R-2	02-12-350-058	5,567	24,520	\$30,087
11-02593.009-R-2	02-12-350-059	5,567	24,520	\$30,087
11-02593.010-R-2	02-12-350-089	5,567	24,520	\$30,087
11-02593.011-R-2	02-12-350-106	5,567	24,520	\$30,087
11-02593.012-R-2	02-12-350-107	5,567	24,520	\$30,087
11-02593.013-R-2	02-12-350-029	5,567	24,520	\$30,087
11-02593.014-R-2	02-12-350-056	5,567	24,615	\$30,182

11-02593.015-R-2	02-12-350-087	5,567	24,520	\$30,087
11-02593.016-R-2	02-12-350-088	5,567	24,520	\$30,087
11-02593.017-R-2	02-12-350-104	5,567	24,520	\$30,087
11-02593.018-R-2	02-12-350-105	5,567	24,520	\$30,087
11-02593.019-R-2	02-12-350-098	5,567	24,227	\$29,794
11-02593.020-R-2	02-12-350-099	5,567	24,227	\$29,794
11-02593.021-R-2	02-12-350-136	5,567	24,227	\$29,794
11-02593.022-R-2	02-12-350-042	400	820	\$1,220
11-02593.023-R-2	02-12-350-047	400	820	\$1,220
11-02593.024-R-2	02-12-350-120	400	820	\$1,220
11-02593.025-R-2	02-12-350-127	400	820	\$1,220
11-02593.026-R-2	02-12-350-129	400	820	\$1,220
11-02593.027-R-2	02-12-350-130	400	820	\$1,220
11-02593.028-R-2	02-12-350-138	400	820	\$1,220
11-02593.029-R-2	02-12-350-140	400	820	\$1,220
11-02593.030-R-2	02-12-350-141	400	820	\$1,220
11-02593.031-R-2	02-12-350-142	400	820	\$1,220
11-02593.032-R-2	02-12-350-143	400	820	\$1,220
11-02593.033-R-2	02-12-350-145	400	820	\$1,220
11-02593.034-R-2	02-12-350-147	400	820	\$1,220
11-02593.035-R-2	02-12-350-148	400	820	\$1,220
11-02593.036-R-2	02-12-350-149	400	820	\$1,220
11-02593.037-R-2	02-12-350-150	400	820	\$1,220
11-02593.038-R-2	02-12-350-151	400	820	\$1,220
11-02593.039-R-2	02-12-350-152	400	820	\$1,220
11-02593.040-R-2	02-12-350-153	400	820	\$1,220
11-02593.041-R-2	02-12-350-154	400	820	\$1,220
11-02593.042-R-2	02-12-350-156	400	820	\$1,220
11-02593.043-R-2	02-12-350-157	400	820	\$1,220
11-02593.044-R-2	02-12-350-158	400	820	\$1,220
11-02593.045-R-2	02-12-350-159	400	820	\$1,220
11-02593.046-R-2	02-12-350-160	400	820	\$1,220
11-02593.047-R-2	02-12-350-161	400	820	\$1,220
11-02593.048-R-2	02-12-350-164	400	820	\$1,220
11-02593.049-R-2	02-12-350-165	400	820	\$1,220
11-02593.050-R-2	02-12-350-166	400	820	\$1,220

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 M. Louie*

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: October 18, 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.