FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Becker Companies (Lexington House Corp)
DOCKET NO.: 12-00731.001-C-2
PARCEL NO.: 18-09-209-030

The parties of record before the Property Tax Appeal Board are Becker Companies (Lexington House Corp), the appellant, by attorney Robert W. McQuellon III in Peoria, the Peoria County Board of Review; and the B.O.E. Peoria S.D. #150 intervenor, by attorney Nina R. Gougis of Hodges Loizzi Eisenhammer Rodick & Kohn in Arlington Hts..

The record in this appeal contains a proposed stipulated 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 rejected the proposed stipulated assessment, however, pursuant to Property Tax Appeal Board rule 1910.99(a) (86 Ill.Adm. Code §1910.99(a)) the intervenor is precluded from withholding its acceptance of the proposed stipulated assessment because the intervenor adopted the evidence submitted by the board of review.[1]

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 **Peoria** County Board of Review is warranted. The correct assessed valuation of the property is:

[1] Section 1910.99(a) states in relevant part: Any party to an appeal before the Property Tax Appeal Board is allowed to adopt the evidence of any other party to the appeal; however, if a party adopts the evidence of another party, the adopting party shall be precluded from withholding its authorization for settlement of an appeal if the party with whom it adopted evidence reaches an agreement in the pending appeal. The adopting party shall be bound by the terms of the stipulation or agreement.

LAND:	$467,830
IMPR.:	$4,032,170
TOTAL:	$4,500,000

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: November 21, 2014

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.