



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

APPELLANT: Greenbriar at Glendale Heights
DOCKET NO.: 12-04768.001-R-3 through 12-04768.085-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Greenbriar at Glendale Heights, the appellant, by attorney Joanne Elliott of Elliott & Associates, P.C. in Des Plaines; the DuPage County Board of Review; the Glen Ellyn S.D. #41, and Glenbard Twp. H.S.D. #87, intervenors, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago, and the Village of Glendale Heights, intervenor, by attorney Matthew G. Holmes of Storino, Ramello & Durkin in Rosemont.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellant and intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant and both the Glen Ellyn School District #41 and Glenbard Township High School District #87 responded to the Property Tax Appeal Board by the established deadline accepting the offer.

The intervenor Village of Glendale Heights adopted the evidence submitted by the board of review and requested a hearing in this appeal, however, 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. (86 Ill.Admin.Code 1910.99(a)). This assessment agreement was presented to and considered by the Property Tax Appeal Board.

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

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-04768.001-R-3	05-02-107-001	7,220	58,152	\$65,372
12-04768.002-R-3	05-02-107-002	7,220	50,887	\$58,107
12-04768.003-R-3	05-02-107-003	7,220	57,001	\$64,221
12-04768.004-R-3	05-02-107-004	7,220	56,954	\$64,174
12-04768.005-R-3	05-02-107-005	7,220	56,954	\$64,174
12-04768.006-R-3	05-02-107-006	7,220	56,954	\$64,174
12-04768.007-R-3	05-02-107-007	7,220	56,954	\$64,174
12-04768.008-R-3	05-02-107-008	7,220	53,284	\$60,504
12-04768.009-R-3	05-02-107-009	7,220	56,954	\$64,174
12-04768.010-R-3	05-02-107-010	7,220	56,954	\$64,174
12-04768.011-R-3	05-02-107-011	7,220	56,954	\$64,174
12-04768.012-R-3	05-02-107-012	7,220	56,954	\$64,174
12-04768.013-R-3	05-02-107-013	7,220	56,954	\$64,174
12-04768.014-R-3	05-02-107-014	7,220	56,954	\$64,174
12-04768.015-R-3	05-02-107-015	7,220	56,954	\$64,174
12-04768.016-R-3	05-02-107-016	7,220	53,284	\$60,504
12-04768.017-R-3	05-02-107-017	7,220	56,954	\$64,174
12-04768.018-R-3	05-02-107-018	7,220	58,152	\$65,372
12-04768.019-R-3	05-02-107-019	7,220	56,954	\$64,174
12-04768.020-R-3	05-02-107-020	7,220	53,284	\$60,504
12-04768.021-R-3	05-02-107-021	7,220	56,954	\$64,174
12-04768.022-R-3	05-02-107-022	7,220	56,954	\$64,174
12-04768.023-R-3	05-02-107-023	7,220	56,954	\$64,174
12-04768.024-R-3	05-02-107-025	7,220	56,954	\$64,174
12-04768.025-R-3	05-02-107-026	7,220	58,330	\$65,550
12-04768.026-R-3	05-02-107-027	7,220	56,954	\$64,174
12-04768.027-R-3	05-02-107-028	7,220	50,887	\$58,107
12-04768.028-R-3	05-02-107-030	7,220	56,954	\$64,174
12-04768.029-R-3	05-02-107-031	7,220	53,284	\$60,504
12-04768.030-R-3	05-02-107-032	7,220	58,152	\$65,372
12-04768.031-R-3	05-02-107-033	7,220	57,740	\$64,960
12-04768.032-R-3	05-02-107-034	7,220	53,284	\$60,504
12-04768.033-R-3	05-02-107-035	7,220	52,900	\$60,120
12-04768.034-R-3	05-02-107-036	7,220	56,954	\$64,174
12-04768.035-R-3	05-02-107-037	7,220	53,284	\$60,504
12-04768.036-R-3	05-02-107-038	7,220	56,954	\$64,174
12-04768.037-R-3	05-02-107-039	7,220	57,740	\$64,960
12-04768.038-R-3	05-02-107-040	7,220	53,284	\$60,504
12-04768.039-R-3	05-02-107-041	7,220	56,954	\$64,174
12-04768.040-R-3	05-02-107-043	7,220	56,954	\$64,174
12-04768.041-R-3	05-02-107-044	7,220	56,954	\$64,174

12-04768.042-R-3	05-02-107-045	7,220	50,887	\$58,107
12-04768.043-R-3	05-02-107-046	7,220	53,284	\$60,504
12-04768.044-R-3	05-02-107-047	7,220	53,284	\$60,504
12-04768.045-R-3	05-02-107-048	7,220	58,152	\$65,372
12-04768.046-R-3	05-02-107-049	7,220	56,954	\$64,174
12-04768.047-R-3	05-02-107-050	7,220	56,954	\$64,174
12-04768.048-R-3	05-02-107-051	7,220	56,954	\$64,174
12-04768.049-R-3	05-02-107-052	7,220	56,954	\$64,174
12-04768.050-R-3	05-02-107-053	7,220	56,954	\$64,174
12-04768.051-R-3	05-02-107-055	7,220	56,954	\$64,174
12-04768.052-R-3	05-02-107-056	7,220	56,954	\$64,174
12-04768.053-R-3	05-02-107-057	7,220	58,152	\$65,372
12-04768.054-R-3	05-02-107-058	7,220	58,152	\$65,372
12-04768.055-R-3	05-02-107-059	7,220	56,954	\$64,174
12-04768.056-R-3	05-02-107-060	7,220	56,954	\$64,174
12-04768.057-R-3	05-02-107-061	7,220	56,954	\$64,174
12-04768.058-R-3	05-02-107-062	7,220	56,954	\$64,174
12-04768.059-R-3	05-02-107-063	7,220	56,954	\$64,174
12-04768.060-R-3	05-02-107-064	7,220	56,954	\$64,174
12-04768.061-R-3	05-02-107-065	7,220	56,954	\$64,174
12-04768.062-R-3	05-02-107-066	7,220	56,954	\$64,174
12-04768.063-R-3	05-02-107-067	7,220	56,954	\$64,174
12-04768.064-R-3	05-02-107-068	7,220	56,954	\$64,174
12-04768.065-R-3	05-02-107-069	7,220	56,954	\$64,174
12-04768.066-R-3	05-02-107-070	7,220	56,954	\$64,174
12-04768.067-R-3	05-02-107-071	7,220	56,954	\$64,174
12-04768.068-R-3	05-02-107-072	7,220	53,284	\$60,504
12-04768.069-R-3	05-02-107-073	7,220	57,740	\$64,960
12-04768.070-R-3	05-02-107-074	7,220	56,954	\$64,174
12-04768.071-R-3	05-02-107-075	7,220	56,954	\$64,174
12-04768.072-R-3	05-02-107-076	7,220	56,954	\$64,174
12-04768.073-R-3	05-02-107-077	7,220	56,954	\$64,174
12-04768.074-R-3	05-02-107-078	7,220	58,152	\$65,372
12-04768.075-R-3	05-02-107-079	7,220	50,887	\$58,107
12-04768.076-R-3	05-02-107-080	7,220	56,954	\$64,174
12-04768.077-R-3	05-02-107-081	7,220	56,954	\$64,174
12-04768.078-R-3	05-02-107-082	7,220	53,284	\$60,504
12-04768.079-R-3	05-02-107-083	7,220	56,954	\$64,174
12-04768.080-R-3	05-02-107-084	7,220	56,954	\$64,174
12-04768.081-R-3	05-02-107-085	7,220	54,969	\$62,189
12-04768.082-R-3	05-02-107-086	7,220	56,954	\$64,174
12-04768.083-R-3	05-02-107-087	7,220	56,954	\$64,174
12-04768.084-R-3	05-02-107-088	7,220	53,284	\$60,504
12-04768.085-R-3	05-02-107-089	7,220	56,954	\$64,174

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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: October 24, 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.