



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

APPELLANT: Mulberry Grove Condominium Association
DOCKET NO.: 12-04777.001-R-3 through 12-04777.076-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; the Kane County Board of Review; and the Elgin S.D. U-46 intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. 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 **Kane** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-04777.001-R-3	06-33-375-003	11,180	35,937	\$47,117
12-04777.002-R-3	06-33-375-005	10,949	27,865	\$38,814
12-04777.003-R-3	06-33-375-006	10,949	25,781	\$36,730
12-04777.004-R-3	06-33-375-007	11,180	34,448	\$45,628
12-04777.005-R-3	06-33-375-008	11,180	35,937	\$47,117
12-04777.006-R-3	06-33-375-010	10,949	23,567	\$34,516
12-04777.007-R-3	06-33-375-011	10,949	22,971	\$33,920
12-04777.008-R-3	06-33-375-012	11,180	33,853	\$45,033
12-04777.009-R-3	06-33-375-015	10,949	22,971	\$33,920
12-04777.010-R-3	06-33-375-016	10,949	22,971	\$33,920
12-04777.011-R-3	06-33-375-019	11,180	33,853	\$45,033
12-04777.012-R-3	06-33-375-020	10,949	25,781	\$36,730
12-04777.013-R-3	06-33-375-021	10,949	25,781	\$36,730

12-04777.014-R-3	06-33-375-022	11,180	34,448	\$45,628
12-04777.015-R-3	06-33-375-023	11,180	34,448	\$45,628
12-04777.016-R-3	06-33-375-024	10,949	23,567	\$34,516
12-04777.017-R-3	06-33-375-025	10,949	22,971	\$33,920
12-04777.018-R-3	06-33-375-026	11,180	33,853	\$45,033
12-04777.019-R-3	06-33-375-028	11,180	33,853	\$45,033
12-04777.020-R-3	06-33-375-029	10,949	27,865	\$38,814
12-04777.021-R-3	06-33-375-030	10,949	27,269	\$38,218
12-04777.022-R-3	06-33-375-031	11,180	34,448	\$45,628
12-04777.023-R-3	06-33-375-032	11,180	35,341	\$46,521
12-04777.024-R-3	06-33-375-033	10,949	27,269	\$38,218
12-04777.025-R-3	06-33-375-034	10,949	25,781	\$36,730
12-04777.026-R-3	06-33-375-035	11,180	33,853	\$45,033
12-04777.027-R-3	06-33-375-037	11,180	34,448	\$45,628
12-04777.028-R-3	06-33-375-038	10,949	22,971	\$33,920
12-04777.029-R-3	06-33-375-039	10,949	22,971	\$33,920
12-04777.030-R-3	06-33-375-040	11,180	32,364	\$43,544
12-04777.031-R-3	06-33-375-041	11,180	33,853	\$45,033
12-04777.032-R-3	06-33-375-042	10,949	26,376	\$37,325
12-04777.033-R-3	06-33-375-043	10,949	27,269	\$38,218
12-04777.034-R-3	06-33-375-044	11,180	32,960	\$44,140
12-04777.035-R-3	06-33-375-045	11,180	34,448	\$45,628
12-04777.036-R-3	06-33-375-046	10,949	23,567	\$34,516
12-04777.037-R-3	06-33-375-047	10,949	22,971	\$33,920
12-04777.038-R-3	06-33-375-048	11,180	32,960	\$44,140
12-04777.039-R-3	06-33-375-050	11,180	34,448	\$45,628
12-04777.040-R-3	06-33-375-051	10,949	27,865	\$38,814
12-04777.041-R-3	06-33-375-052	10,949	25,781	\$36,730
12-04777.042-R-3	06-33-375-053	10,949	25,781	\$36,730
12-04777.043-R-3	06-33-375-054	10,949	25,781	\$36,730
12-04777.044-R-3	06-33-375-055	11,180	34,448	\$45,628
12-04777.045-R-3	06-33-375-056	11,180	33,853	\$45,033
12-04777.046-R-3	06-33-375-058	10,949	26,376	\$37,325
12-04777.047-R-3	06-33-375-060	10,949	25,781	\$36,730
12-04777.048-R-3	06-33-375-061	11,180	33,853	\$45,033
12-04777.049-R-3	06-33-375-063	11,180	34,448	\$45,628
12-04777.050-R-3	06-33-375-064	10,949	25,781	\$36,730
12-04777.051-R-3	06-33-375-065	10,949	25,781	\$36,730
12-04777.052-R-3	06-33-375-066	10,949	27,269	\$38,218
12-04777.053-R-3	06-33-375-067	10,949	25,781	\$36,730
12-04777.054-R-3	06-33-375-068	11,180	34,448	\$45,628
12-04777.055-R-3	06-33-375-069	11,180	33,853	\$45,033
12-04777.056-R-3	06-33-375-071	10,949	27,269	\$38,218
12-04777.057-R-3	06-33-375-072	10,949	25,781	\$36,730
12-04777.058-R-3	06-33-375-073	10,949	25,781	\$36,730
12-04777.059-R-3	06-33-375-074	11,180	34,448	\$45,628

12-04777.060-R-3	06-33-375-076	11,180	34,448	\$45,628
12-04777.061-R-3	06-33-375-077	10,949	25,781	\$36,730
12-04777.062-R-3	06-33-375-078	10,949	25,781	\$36,730
12-04777.063-R-3	06-33-375-079	10,949	27,269	\$38,218
12-04777.064-R-3	06-33-375-080	11,180	32,364	\$43,544
12-04777.065-R-3	06-33-375-082	11,180	34,448	\$45,628
12-04777.066-R-3	06-33-375-083	10,949	27,269	\$38,218
12-04777.067-R-3	06-33-375-084	10,949	25,781	\$36,730
12-04777.068-R-3	06-33-375-085	11,180	34,448	\$45,628
12-04777.069-R-3	06-33-375-086	11,180	34,448	\$45,628
12-04777.070-R-3	06-33-375-087	10,949	27,865	\$38,814
12-04777.071-R-3	06-33-375-088	10,949	25,781	\$36,730
12-04777.072-R-3	06-33-375-090	11,180	33,853	\$45,033
12-04777.073-R-3	06-33-375-091	11,180	34,448	\$45,628
12-04777.074-R-3	06-33-375-092	10,949	27,269	\$38,218
12-04777.075-R-3	06-33-375-093	10,949	27,865	\$38,814
12-04777.076-R-3	06-33-375-094	11,180	34,448	\$45,628

Subject only to the State multiplier as applicable.

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: May 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.