



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

APPELLANT: Wellington Park Homeowners Assoc.
DOCKET NO.: 08-26915.001-R-3 through 08-26915.060-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Wellington Park Homeowners Assoc., the appellant(s), by attorney Kevin B. Hynes, of O'Keefe Lyons & Hynes, LLC in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-26915.001-R-3	14-30-223-068-0000	24,864	156,864	\$181,728
08-26915.002-R-3	14-30-223-083-0000	12,664	46,762	\$59,426
08-26915.003-R-3	14-30-223-084-0000	11,756	47,656	\$59,412
08-26915.004-R-3	14-30-223-085-0000	11,680	47,842	\$59,522
08-26915.005-R-3	14-30-223-086-0000	11,680	42,387	\$54,067
08-26915.006-R-3	14-30-223-087-0000	11,680	42,387	\$54,067
08-26915.007-R-3	14-30-223-088-0000	11,680	42,387	\$54,067
08-26915.008-R-3	14-30-223-089-0000	11,737	42,360	\$54,097
08-26915.009-R-3	14-30-223-090-0000	11,661	42,396	\$54,057
08-26915.010-R-3	14-30-223-091-0000	11,708	42,374	\$54,082
08-26915.011-R-3	14-30-223-092-0000	13,037	40,967	\$54,004
08-26915.012-R-3	14-30-223-093-0000	10,384	52,244	\$62,628
08-26915.013-R-3	14-30-223-094-0000	13,104	49,509	\$62,613
08-26915.014-R-3	14-30-223-095-0000	12,005	44,713	\$56,718
08-26915.015-R-3	14-30-223-096-0000	12,005	44,713	\$56,718
08-26915.016-R-3	14-30-223-097-0000	12,014	44,709	\$56,723
08-26915.017-R-3	14-30-223-098-0000	12,024	44,704	\$56,728
08-26915.018-R-3	14-30-223-099-0000	12,043	44,695	\$56,738
08-26915.019-R-3	14-30-223-100-0000	7,225	49,570	\$56,795
08-26915.020-R-3	14-30-223-101-0000	10,376	52,248	\$62,624
08-26915.021-R-3	14-30-223-104-0000	12,024	44,704	\$56,728
08-26915.022-R-3	14-30-223-105-0000	12,043	44,695	\$56,738

08-26915.023-R-3	14-30-223-106-0000	12,024	44,704	\$56,728
08-26915.024-R-3	14-30-223-107-0000	12,043	44,695	\$56,738
08-26915.025-R-3	14-30-223-108-0000	11,292	45,479	\$56,771
08-26915.026-R-3	14-30-223-109-0000	10,376	52,248	\$62,624
08-26915.027-R-3	14-30-223-112-0000	12,033	44,700	\$56,733
08-26915.028-R-3	14-30-223-114-0000	12,053	44,690	\$56,743
08-26915.029-R-3	14-30-223-115-0000	12,024	44,704	\$56,728
08-26915.030-R-3	14-30-223-116-0000	11,299	45,476	\$56,775
08-26915.031-R-3	14-30-223-118-0000	13,066	49,529	\$62,595
08-26915.032-R-3	14-30-223-119-0000	12,033	44,700	\$56,733
08-26915.033-R-3	14-30-223-120-0000	12,005	44,713	\$56,718
08-26915.034-R-3	14-30-223-121-0000	12,043	44,695	\$56,738
08-26915.035-R-3	14-30-223-123-0000	12,014	44,811	\$56,825
08-26915.036-R-3	14-30-223-124-0000	11,242	45,500	\$56,742
08-26915.037-R-3	14-30-223-125-0000	8,522	57,630	\$66,152
08-26915.038-R-3	14-30-223-126-0000	12,597	43,664	\$56,261
08-26915.039-R-3	14-30-223-127-0000	12,559	40,440	\$52,999
08-26915.040-R-3	14-30-223-128-0000	12,521	51,129	\$63,650
08-26915.041-R-3	14-30-223-129-0000	12,492	43,734	\$56,226
08-26915.042-R-3	14-30-223-130-0000	12,454	42,404	\$54,858
08-26915.043-R-3	14-30-223-131-0000	12,416	43,753	\$56,169
08-26915.044-R-3	14-30-223-172-0000	11,170	89,662	\$100,832
08-26915.045-R-3	14-30-223-173-0000	11,291	89,612	\$100,903
08-26915.046-R-3	14-30-223-174-0000	10,036	43,070	\$53,106
08-26915.047-R-3	14-30-223-176-0000	13,716	45,163	\$58,879
08-26915.048-R-3	14-30-223-177-0000	13,716	45,163	\$58,879
08-26915.049-R-3	14-30-223-178-0000	13,716	45,163	\$58,879
08-26915.050-R-3	14-30-223-179-0000	13,716	45,163	\$58,879
08-26915.051-R-3	14-30-223-180-0000	13,735	45,153	\$58,888
08-26915.052-R-3	14-30-223-181-0000	10,306	48,551	\$58,857
08-26915.053-R-3	14-30-223-182-0000	7,643	60,429	\$68,072
08-26915.054-R-3	14-30-223-184-0000	7,508	60,448	\$67,956
08-26915.055-R-3	14-30-223-185-0000	7,629	60,431	\$68,060
08-26915.056-R-3	14-30-223-186-0000	10,320	48,696	\$59,016
08-26915.057-R-3	14-30-223-187-0000	10,130	48,767	\$58,897
08-26915.058-R-3	14-30-223-188-0000	11,299	47,549	\$58,848
08-26915.059-R-3	14-30-223-212-0000	13,104	45,759	\$58,863
08-26915.060-R-3	14-30-223-213-0000	10,757	46,209	\$56,966

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of multiple units in a residential homeowners association. The property in this appeal was the subject of an appeal before the Property Tax Appeal Board for the prior years under Docket Nos. 06-26944-R-3 and 07-24966-R-3. In those appeals, the Property Tax Appeal Board reached decisions based upon equity and the weight of the evidence in the record as presented by the parties to the appeal. Pursuant to the Official Rules of the Property Tax Appeal Board, evidence from both parties in support of their respective opinions of the subject's market value as of the assessment date or equity of the assessment was requested.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board finds from its analysis of the record that the evidence in this appeal is no different from that of the prior year. Since no new evidence was presented to warrant a change from the previous year's decision, the Board finds that the assessment as established in the prior year's appeal is appropriate.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

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: November 22, 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.