



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

APPELLANT: Lake Hinsdale Tower Condo Assoc.
DOCKET NO.: 11-00031.001-R-3 through 11-00031.255-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lake Hinsdale Tower Condo Assoc., the appellant, by attorney Joanne Elliott of Elliott & Associates, P.C. in Des Plaines; the DuPage County Board of Review; and Hinsdale Township High School Dist. No. 86, intervenor, by attorney John M. Izzo of Hauser Izzo, LLC in Flossmoor.

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 **DuPage** 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
11-00031.001-R-3	09-23-115-001	15,890	28,345	\$44,235
11-00031.002-R-3	09-23-115-002	15,890	28,345	\$44,235
11-00031.003-R-3	09-23-115-003	15,890	28,345	\$44,235
11-00031.004-R-3	09-23-115-004	19,250	30,391	\$49,641
11-00031.005-R-3	09-23-115-005	15,890	28,345	\$44,235
11-00031.006-R-3	09-23-115-006	13,030	26,033	\$39,063
11-00031.007-R-3	09-23-115-007	16,500	31,445	\$47,945
11-00031.008-R-3	09-23-115-008	16,500	31,445	\$47,945
11-00031.009-R-3	09-23-115-009	15,890	28,345	\$44,235
11-00031.010-R-3	09-23-115-010	15,890	28,345	\$44,235
11-00031.011-R-3	09-23-115-011	19,250	30,391	\$49,641
11-00031.012-R-3	09-23-115-012	13,030	26,033	\$39,063
11-00031.013-R-3	09-23-115-013	15,890	28,345	\$44,235

11-00031.014-R-3	09-23-115-014	15,890	28,345	\$44,235
11-00031.015-R-3	09-23-115-015	15,890	28,345	\$44,235
11-00031.016-R-3	09-23-115-016	16,500	30,450	\$46,950
11-00031.017-R-3	09-23-115-017	16,500	31,445	\$47,945
11-00031.018-R-3	09-23-115-018	15,890	28,838	\$44,728
11-00031.019-R-3	09-23-115-019	15,890	28,838	\$44,728
11-00031.020-R-3	09-23-115-020	15,890	28,838	\$44,728
11-00031.021-R-3	09-23-115-021	19,250	30,859	\$50,109
11-00031.022-R-3	09-23-115-022	15,890	28,838	\$44,728
11-00031.023-R-3	09-23-115-023	13,030	26,534	\$39,564
11-00031.024-R-3	09-23-115-024	16,340	29,532	\$45,872
11-00031.025-R-3	09-23-115-025	16,340	29,532	\$45,872
11-00031.026-R-3	09-23-115-026	15,890	28,838	\$44,728
11-00031.027-R-3	09-23-115-027	15,890	28,838	\$44,728
11-00031.028-R-3	09-23-115-028	15,890	28,838	\$44,728
11-00031.029-R-3	09-23-115-029	19,250	30,859	\$50,109
11-00031.030-R-3	09-23-115-030	16,340	29,532	\$45,872
11-00031.031-R-3	09-23-115-031	13,030	26,534	\$39,564
11-00031.032-R-3	09-23-115-032	16,340	29,532	\$45,872
11-00031.033-R-3	09-23-115-033	16,340	29,532	\$45,872
11-00031.034-R-3	09-23-115-034	19,250	33,324	\$52,574
11-00031.035-R-3	09-23-115-035	19,250	33,324	\$52,574
11-00031.036-R-3	09-23-115-036	15,890	28,838	\$44,728
11-00031.037-R-3	09-23-115-037	16,500	28,278	\$44,778
11-00031.038-R-3	09-23-115-038	16,340	29,532	\$45,872
11-00031.039-R-3	09-23-115-039	16,340	29,532	\$45,872
11-00031.040-R-3	09-23-115-040	20,100	33,610	\$53,710
11-00031.041-R-3	09-23-115-041	16,640	37,246	\$53,886
11-00031.042-R-3	09-23-115-042	15,890	29,339	\$45,229
11-00031.043-R-3	09-23-115-043	19,250	31,368	\$50,618
11-00031.044-R-3	09-23-115-044	16,340	30,009	\$46,349
11-00031.045-R-3	09-23-115-045	13,030	27,027	\$40,057
11-00031.046-R-3	09-23-115-046	16,340	30,009	\$46,349
11-00031.047-R-3	09-23-115-047	16,340	30,009	\$46,349
11-00031.048-R-3	09-23-115-048	15,890	29,339	\$45,229
11-00031.049-R-3	09-23-115-049	16,640	37,246	\$53,886
11-00031.050-R-3	09-23-115-050	15,890	29,339	\$45,229
11-00031.051-R-3	09-23-115-051	19,250	31,368	\$50,618
11-00031.052-R-3	09-23-115-052	15,890	29,339	\$45,229
11-00031.053-R-3	09-23-115-053	13,030	27,027	\$40,057
11-00031.054-R-3	09-23-115-054	16,340	30,009	\$46,349
11-00031.055-R-3	09-23-115-055	16,340	30,009	\$46,349
11-00031.056-R-3	09-23-115-056	19,250	33,825	\$53,075
11-00031.057-R-3	09-23-115-057	19,250	33,825	\$53,075
11-00031.058-R-3	09-23-115-058	15,890	29,339	\$45,229
11-00031.059-R-3	09-23-115-059	15,890	29,339	\$45,229

11-00031.060-R-3	09-23-115-060	16,340	30,009	\$46,349
11-00031.061-R-3	09-23-115-061	16,340	30,009	\$46,349
11-00031.062-R-3	09-23-115-062	20,100	34,061	\$54,161
11-00031.063-R-3	09-23-115-063	16,640	37,697	\$54,337
11-00031.064-R-3	09-23-115-064	15,890	29,774	\$45,664
11-00031.065-R-3	09-23-115-065	19,250	31,820	\$51,070
11-00031.066-R-3	09-23-115-066	15,890	29,774	\$45,664
11-00031.067-R-3	09-23-115-067	13,030	27,453	\$40,483
11-00031.068-R-3	09-23-115-068	16,340	30,477	\$46,817
11-00031.069-R-3	09-23-115-069	16,340	30,477	\$46,817
11-00031.070-R-3	09-23-115-070	15,890	29,774	\$45,664
11-00031.071-R-3	09-23-115-071	16,640	37,697	\$54,337
11-00031.072-R-3	09-23-115-072	15,890	29,774	\$45,664
11-00031.073-R-3	09-23-115-073	19,250	31,820	\$51,070
11-00031.074-R-3	09-23-115-074	15,890	29,774	\$45,664
11-00031.075-R-3	09-23-115-075	13,030	27,453	\$40,483
11-00031.076-R-3	09-23-115-076	16,340	30,477	\$46,817
11-00031.077-R-3	09-23-115-077	16,340	30,477	\$46,817
11-00031.078-R-3	09-23-115-078	19,250	34,293	\$53,543
11-00031.079-R-3	09-23-115-079	19,250	34,293	\$53,543
11-00031.080-R-3	09-23-115-080	15,890	29,774	\$45,664
11-00031.081-R-3	09-23-115-081	16,340	30,477	\$46,817
11-00031.082-R-3	09-23-115-082	16,340	30,477	\$46,817
11-00031.083-R-3	09-23-115-083	16,340	30,477	\$46,817
11-00031.084-R-3	09-23-115-084	20,100	34,554	\$54,654
11-00031.085-R-3	09-23-115-085	16,640	38,223	\$54,863
11-00031.086-R-3	09-23-115-086	15,890	30,292	\$46,182
11-00031.087-R-3	09-23-115-087	19,250	32,321	\$51,571
11-00031.088-R-3	09-23-115-088	15,890	30,292	\$46,182
11-00031.089-R-3	09-23-115-089	13,030	27,971	\$41,001
11-00031.090-R-3	09-23-115-090	16,340	30,928	\$47,268
11-00031.091-R-3	09-23-115-091	16,340	30,928	\$47,268
11-00031.092-R-3	09-23-115-092	15,890	30,292	\$46,182
11-00031.093-R-3	09-23-115-093	16,640	38,223	\$54,863
11-00031.094-R-3	09-23-115-094	15,890	30,292	\$46,182
11-00031.095-R-3	09-23-115-095	19,250	32,321	\$51,571
11-00031.096-R-3	09-23-115-096	15,890	30,292	\$46,182
11-00031.097-R-3	09-23-115-097	13,030	27,971	\$41,001
11-00031.098-R-3	09-23-115-098	16,340	30,928	\$47,268
11-00031.099-R-3	09-23-115-099	16,340	30,928	\$47,268
11-00031.100-R-3	09-23-115-100	19,250	34,794	\$54,044
11-00031.101-R-3	09-23-115-101	19,250	34,794	\$54,044
11-00031.102-R-3	09-23-115-102	15,890	30,292	\$46,182
11-00031.103-R-3	09-23-115-103	15,890	30,292	\$46,182
11-00031.104-R-3	09-23-115-104	16,340	30,928	\$47,268
11-00031.105-R-3	09-23-115-105	16,340	30,928	\$47,268

11-00031.106-R-3	09-23-115-106	20,100	35,039	\$55,139
11-00031.107-R-3	09-23-115-107	16,640	38,708	\$55,348
11-00031.108-R-3	09-23-115-108	15,890	30,801	\$46,691
11-00031.109-R-3	09-23-115-109	19,250	32,781	\$52,031
11-00031.110-R-3	09-23-115-110	15,890	30,801	\$46,691
11-00031.111-R-3	09-23-115-111	13,030	28,422	\$41,452
11-00031.112-R-3	09-23-115-112	16,340	31,446	\$47,786
11-00031.113-R-3	09-23-115-113	16,340	31,446	\$47,786
11-00031.114-R-3	09-23-115-114	15,890	30,801	\$46,691
11-00031.115-R-3	09-23-115-115	16,640	38,708	\$55,348
11-00031.116-R-3	09-23-115-116	15,890	30,801	\$46,691
11-00031.117-R-3	09-23-115-117	19,250	32,781	\$52,031
11-00031.118-R-3	09-23-115-118	15,890	30,801	\$46,691
11-00031.119-R-3	09-23-115-119	13,030	28,422	\$41,452
11-00031.120-R-3	09-23-115-120	16,340	31,446	\$47,786
11-00031.121-R-3	09-23-115-121	16,340	31,446	\$47,786
11-00031.122-R-3	09-23-115-122	19,250	35,271	\$54,521
11-00031.123-R-3	09-23-115-123	19,250	35,271	\$54,521
11-00031.124-R-3	09-23-115-124	15,890	30,801	\$46,691
11-00031.125-R-3	09-23-115-125	15,890	30,801	\$46,691
11-00031.126-R-3	09-23-115-126	16,340	31,446	\$47,786
11-00031.127-R-3	09-23-115-127	16,340	31,446	\$47,786
11-00031.128-R-3	09-23-115-128	20,100	35,498	\$55,598
11-00031.129-R-3	09-23-115-129	16,640	39,192	\$55,832
11-00031.130-R-3	09-23-115-130	15,890	31,253	\$47,143
11-00031.131-R-3	09-23-115-132	15,890	31,253	\$47,143
11-00031.132-R-3	09-23-115-133	13,030	28,899	\$41,929
11-00031.133-R-3	09-23-115-134	16,340	31,914	\$48,254
11-00031.134-R-3	09-23-115-135	16,340	31,914	\$48,254
11-00031.135-R-3	09-23-115-136	15,890	31,253	\$47,143
11-00031.136-R-3	09-23-115-137	16,640	39,192	\$55,832
11-00031.137-R-3	09-23-115-138	15,890	31,253	\$47,143
11-00031.138-R-3	09-23-115-139	19,250	33,290	\$52,540
11-00031.139-R-3	09-23-115-140	15,890	31,253	\$47,143
11-00031.140-R-3	09-23-115-142	16,340	31,914	\$48,254
11-00031.141-R-3	09-23-115-143	16,340	31,914	\$48,254
11-00031.142-R-3	09-23-115-144	19,250	35,738	\$54,988
11-00031.143-R-3	09-23-115-145	19,250	35,738	\$54,988
11-00031.144-R-3	09-23-115-146	15,890	31,253	\$47,143
11-00031.145-R-3	09-23-115-147	15,890	31,253	\$47,143
11-00031.146-R-3	09-23-115-148	16,340	31,914	\$48,254
11-00031.147-R-3	09-23-115-149	16,340	31,914	\$48,254
11-00031.148-R-3	09-23-115-150	20,100	36,008	\$56,108
11-00031.149-R-3	09-23-115-151	16,640	39,677	\$56,317
11-00031.150-R-3	09-23-115-152	15,890	31,695	\$47,585
11-00031.151-R-3	09-23-115-153	19,250	33,758	\$53,008

11-00031.152-R-3	09-23-115-154	15,890	31,695	\$47,585
11-00031.153-R-3	09-23-115-155	13,030	29,400	\$42,430
11-00031.154-R-3	09-23-115-156	16,340	32,407	\$48,747
11-00031.155-R-3	09-23-115-157	16,340	32,407	\$48,747
11-00031.156-R-3	09-23-115-158	15,890	31,695	\$47,585
11-00031.157-R-3	09-23-115-159	16,640	39,677	\$56,317
11-00031.158-R-3	09-23-115-160	15,890	31,695	\$47,585
11-00031.159-R-3	09-23-115-161	19,250	33,758	\$53,008
11-00031.160-R-3	09-23-115-162	15,890	31,695	\$47,585
11-00031.161-R-3	09-23-115-163	13,030	29,400	\$42,430
11-00031.162-R-3	09-23-115-164	16,340	32,407	\$48,747
11-00031.163-R-3	09-23-115-165	16,340	32,407	\$48,747
11-00031.164-R-3	09-23-115-166	19,250	36,215	\$55,465
11-00031.165-R-3	09-23-115-167	19,250	36,215	\$55,465
11-00031.166-R-3	09-23-115-168	15,890	31,695	\$47,585
11-00031.167-R-3	09-23-115-169	15,890	31,695	\$47,585
11-00031.168-R-3	09-23-115-170	16,340	32,407	\$48,747
11-00031.169-R-3	09-23-115-171	16,340	32,407	\$48,747
11-00031.170-R-3	09-23-115-172	20,100	36,459	\$56,559
11-00031.171-R-3	09-23-115-173	16,640	40,203	\$56,843
11-00031.172-R-3	09-23-115-174	15,890	32,247	\$48,137
11-00031.173-R-3	09-23-115-175	19,250	34,234	\$53,484
11-00031.174-R-3	09-23-115-176	15,890	32,247	\$48,137
11-00031.175-R-3	09-23-115-177	13,030	29,885	\$42,915
11-00031.176-R-3	09-23-115-178	16,340	32,866	\$49,206
11-00031.177-R-3	09-23-115-179	16,340	32,866	\$49,206
11-00031.178-R-3	09-23-115-180	15,890	32,247	\$48,137
11-00031.179-R-3	09-23-115-181	16,640	40,203	\$56,843
11-00031.180-R-3	09-23-115-182	15,890	32,247	\$48,137
11-00031.181-R-3	09-23-115-183	19,250	34,234	\$53,484
11-00031.182-R-3	09-23-115-184	15,890	32,247	\$48,137
11-00031.183-R-3	09-23-115-185	13,030	29,885	\$42,915
11-00031.184-R-3	09-23-115-186	16,340	32,866	\$49,206
11-00031.185-R-3	09-23-115-187	16,340	32,866	\$49,206
11-00031.186-R-3	09-23-115-188	19,250	36,733	\$55,983
11-00031.187-R-3	09-23-115-189	19,250	36,733	\$55,983
11-00031.188-R-3	09-23-115-190	15,890	32,247	\$48,137
11-00031.189-R-3	09-23-115-191	15,890	32,247	\$48,137
11-00031.190-R-3	09-23-115-192	16,340	32,866	\$49,206
11-00031.191-R-3	09-23-115-193	16,340	32,866	\$49,206
11-00031.192-R-3	09-23-115-194	20,100	36,969	\$57,069
11-00031.193-R-3	09-23-115-195	16,640	40,638	\$57,278
11-00031.194-R-3	09-23-115-196	15,890	32,706	\$48,596
11-00031.195-R-3	09-23-115-197	19,250	34,711	\$53,961
11-00031.196-R-3	09-23-115-198	15,890	32,706	\$48,596
11-00031.197-R-3	09-23-115-199	13,030	30,394	\$43,424

11-00031.198-R-3	09-23-115-201	16,340	33,384	\$49,724
11-00031.199-R-3	09-23-115-202	15,890	32,706	\$48,596
11-00031.200-R-3	09-23-115-203	16,640	40,638	\$57,278
11-00031.201-R-3	09-23-115-204	15,890	32,706	\$48,596
11-00031.202-R-3	09-23-115-205	19,250	34,711	\$53,961
11-00031.203-R-3	09-23-115-206	15,890	32,706	\$48,596
11-00031.204-R-3	09-23-115-207	13,030	30,394	\$43,424
11-00031.205-R-3	09-23-115-208	16,340	33,384	\$49,724
11-00031.206-R-3	09-23-115-209	16,340	33,384	\$49,724
11-00031.207-R-3	09-23-115-210	19,250	37,176	\$56,426
11-00031.208-R-3	09-23-115-211	19,250	37,176	\$56,426
11-00031.209-R-3	09-23-115-212	15,890	32,706	\$48,596
11-00031.210-R-3	09-23-115-213	15,890	32,706	\$48,596
11-00031.211-R-3	09-23-115-214	16,340	33,384	\$49,724
11-00031.212-R-3	09-23-115-215	16,340	33,384	\$49,724
11-00031.213-R-3	09-23-115-216	20,100	37,437	\$57,537
11-00031.214-R-3	09-23-115-217	16,640	41,097	\$57,737
11-00031.215-R-3	09-23-115-218	15,890	33,191	\$49,081
11-00031.216-R-3	09-23-115-219	19,250	35,237	\$54,487
11-00031.217-R-3	09-23-115-220	15,890	33,191	\$49,081
11-00031.218-R-3	09-23-115-221	13,030	30,837	\$43,867
11-00031.219-R-3	09-23-115-222	16,340	33,844	\$50,184
11-00031.220-R-3	09-23-115-223	16,340	33,844	\$50,184
11-00031.221-R-3	09-23-115-224	15,890	33,191	\$49,081
11-00031.222-R-3	09-23-115-225	16,640	41,097	\$57,737
11-00031.223-R-3	09-23-115-226	15,890	33,191	\$49,081
11-00031.224-R-3	09-23-115-227	19,250	35,237	\$54,487
11-00031.225-R-3	09-23-115-228	15,890	33,191	\$49,081
11-00031.226-R-3	09-23-115-229	13,030	30,837	\$43,867
11-00031.227-R-3	09-23-115-231	16,340	33,844	\$50,184
11-00031.228-R-3	09-23-115-232	19,250	37,669	\$56,919
11-00031.229-R-3	09-23-115-233	19,250	37,669	\$56,919
11-00031.230-R-3	09-23-115-234	15,890	33,191	\$49,081
11-00031.231-R-3	09-23-115-235	15,890	33,191	\$49,081
11-00031.232-R-3	09-23-115-236	16,340	33,844	\$50,184
11-00031.233-R-3	09-23-115-237	16,340	33,844	\$50,184
11-00031.234-R-3	09-23-115-238	20,100	44,924	\$65,024
11-00031.235-R-3	09-23-115-239	16,640	41,590	\$58,230
11-00031.236-R-3	09-23-115-240	15,890	33,626	\$49,516
11-00031.237-R-3	09-23-115-241	19,250	35,672	\$54,922
11-00031.238-R-3	09-23-115-242	15,890	33,626	\$49,516
11-00031.239-R-3	09-23-115-243	13,030	31,330	\$44,360
11-00031.240-R-3	09-23-115-244	16,340	34,329	\$50,669
11-00031.241-R-3	09-23-115-245	16,340	34,329	\$50,669
11-00031.242-R-3	09-23-115-246	15,890	33,626	\$49,516
11-00031.243-R-3	09-23-115-247	16,640	41,590	\$58,230

11-00031.244-R-3	09-23-115-248	15,890	33,626	\$49,516
11-00031.245-R-3	09-23-115-249	19,250	35,672	\$54,922
11-00031.246-R-3	09-23-115-250	15,890	33,626	\$49,516
11-00031.247-R-3	09-23-115-251	13,030	31,330	\$44,360
11-00031.248-R-3	09-23-115-252	16,340	34,329	\$50,669
11-00031.249-R-3	09-23-115-253	16,340	34,329	\$50,669
11-00031.250-R-3	09-23-115-254	19,250	38,137	\$57,387
11-00031.251-R-3	09-23-115-255	19,250	38,137	\$57,387
11-00031.252-R-3	09-23-115-256	15,890	33,626	\$49,516
11-00031.253-R-3	09-23-115-257	15,890	33,626	\$49,516
11-00031.254-R-3	09-23-115-258	16,340	34,329	\$50,669
11-00031.255-R-3	09-23-115-259	16,340	34,329	\$50,669

Subject only to the State multiplier as applicable.

(Continued on Page 8)

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.



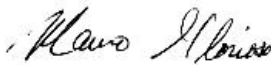
Chairman



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: February 20, 2015



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.