



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

APPELLANT: Ashbury Woods Townhomes  
DOCKET NO.: 11-25283.001-R-3 through 11-25283.065-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ashbury Woods Townhomes, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review by assistant state's attorney Charlie Cullinan with the Cook County State's attorneys office in Chicago; as well as the intervenor, Lemont Park District, by attorney Scott E. Nemanich of Klein, Thorpe, and Jenkins, Ltd. in Orland Park.

After several pre-hearing conferences, 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 **Cook** 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
11-25283.001-R-3	22-32-210-017-0000	1,674	27,955	\$29,629
11-25283.002-R-3	22-32-210-027-0000	996	29,762	\$30,758
11-25283.003-R-3	22-32-210-031-0000	955	28,348	\$29,303
11-25283.004-R-3	22-32-210-032-0000	958	28,348	\$29,306
11-25283.005-R-3	22-32-210-034-0000	1,392	27,955	\$29,347
11-25283.006-R-3	22-32-210-035-0000	1,038	28,348	\$29,386
11-25283.007-R-3	22-32-210-036-0000	1,041	28,348	\$29,389
11-25283.008-R-3	22-32-210-037-0000	1,568	27,955	\$29,523
11-25283.009-R-3	22-32-210-038-0000	1,481	27,955	\$29,436
11-25283.010-R-3	22-32-210-039-0000	993	28,348	\$29,341
11-25283.011-R-3	22-32-210-040-0000	998	29,762	\$30,760
11-25283.012-R-3	22-32-210-041-0000	1,545	27,955	\$29,500
11-25283.013-R-3	22-32-210-042-0000	1,627	27,670	\$29,297
11-25283.014-R-3	22-32-210-043-0000	994	28,348	\$29,342
11-25283.015-R-3	22-32-210-048-0000	980	29,762	\$30,742
11-25283.016-R-3	22-32-210-053-0000	1,479	27,955	\$29,434
11-25283.017-R-3	22-32-210-054-0000	1,404	27,670	\$29,074

11-25283.018-R-3	22-32-210-056-0000	1,120	29,209	\$30,329
11-25283.019-R-3	22-32-210-057-0000	999	29,762	\$30,761
11-25283.020-R-3	22-32-211-005-0000	1,522	27,670	\$29,192
11-25283.021-R-3	22-32-211-009-0000	1,416	27,955	\$29,371
11-25283.022-R-3	22-32-211-010-0000	979	29,762	\$30,741
11-25283.023-R-3	22-32-211-011-0000	1,135	29,209	\$30,344
11-25283.024-R-3	22-32-211-014-0000	977	28,348	\$29,325
11-25283.025-R-3	22-32-211-015-0000	1,129	29,209	\$30,338
11-25283.026-R-3	22-32-211-023-0000	1,537	27,955	\$29,492
11-25283.027-R-3	22-32-211-024-0000	1,182	29,209	\$30,391
11-25283.028-R-3	22-32-211-025-0000	1,025	28,348	\$29,373
11-25283.029-R-3	22-32-211-027-0000	1,537	27,955	\$29,492
11-25283.030-R-3	22-32-211-030-0000	1,537	27,955	\$29,492
11-25283.031-R-3	22-32-211-031-0000	1,655	27,670	\$29,325
11-25283.032-R-3	22-32-211-032-0000	1,182	29,209	\$30,391
11-25283.033-R-3	22-32-211-033-0000	1,182	29,209	\$30,391
11-25283.034-R-3	22-32-211-035-0000	1,655	27,670	\$29,325
11-25283.035-R-3	22-32-211-036-0000	1,182	29,209	\$30,391
11-25283.036-R-3	22-32-211-037-0000	1,182	29,209	\$30,391
11-25283.037-R-3	22-32-211-039-0000	1,537	27,955	\$29,492
11-25283.038-R-3	22-32-211-040-0000	1,025	28,348	\$29,373
11-25283.039-R-3	22-32-211-041-0000	1,182	29,209	\$30,391
11-25283.040-R-3	22-32-211-042-0000	1,537	27,955	\$29,492
11-25283.041-R-3	22-32-212-005-0000	1,655	27,670	\$29,325
11-25283.042-R-3	22-32-212-007-0000	1,025	29,762	\$30,787
11-25283.043-R-3	22-32-212-008-0000	1,537	27,955	\$29,492
11-25283.044-R-3	22-32-212-009-0000	1,655	27,670	\$29,325
11-25283.045-R-3	22-32-212-014-0000	1,025	29,762	\$30,787
11-25283.046-R-3	22-32-212-015-0000	1,301	29,762	\$31,063
11-25283.047-R-3	22-33-106-013-0000	1,475	27,955	\$29,430
11-25283.048-R-3	22-33-106-015-0000	1,140	29,209	\$30,349
11-25283.049-R-3	22-33-106-016-0000	1,394	27,955	\$29,349
11-25283.050-R-3	22-33-106-017-0000	1,608	27,670	\$29,278
11-25283.051-R-3	22-33-106-018-0000	1,000	28,348	\$29,348
11-25283.052-R-3	22-33-106-019-0000	1,004	28,348	\$29,352
11-25283.053-R-3	22-33-106-020-0000	1,569	27,670	\$29,239
11-25283.054-R-3	22-33-108-014-0000	1,500	27,955	\$29,455
11-25283.055-R-3	22-33-108-015-0000	1,156	29,209	\$30,365
11-25283.056-R-3	22-33-108-016-0000	1,004	29,762	\$30,766
11-25283.057-R-3	22-33-108-018-0000	1,623	27,670	\$29,293
11-25283.058-R-3	22-33-108-022-0000	1,657	27,670	\$29,327
11-25283.059-R-3	22-33-108-023-0000	1,030	28,348	\$29,378
11-25283.060-R-3	22-33-108-024-0000	1,034	29,762	\$30,796
11-25283.061-R-3	22-33-108-026-0000	1,537	27,955	\$29,492
11-25283.062-R-3	22-33-108-027-0000	1,025	29,762	\$30,787
11-25283.063-R-3	22-33-108-029-0000	1,673	27,670	\$29,343

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11-25283.064-R-3	22-33-108-030-0000	1,511	27,955	\$29,466
11-25283.065-R-3	22-33-108-031-0000	1,165	26,790	\$27,955

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: September 22, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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