



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

APPELLANT: Lotus Ave Condo Assoc
DOCKET NO.: 11-32756.001-R-2 through 11-32756.054-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lotus Ave Condo Assoc, the appellant(s), by attorney Richard J. Caldarazzo, of Mar Cal Law, P.C. in Chicago; and the Cook County Board of Review.

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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-32756.001-R-2	10-21-119-099-1001	769	5,880	\$6,649
11-32756.002-R-2	10-21-119-099-1002	769	5,880	\$6,649
11-32756.003-R-2	10-21-119-099-1003	590	4,512	\$5,102
11-32756.004-R-2	10-21-119-099-1004	590	4,512	\$5,102
11-32756.005-R-2	10-21-119-099-1005	590	4,512	\$5,102
11-32756.006-R-2	10-21-119-099-1006	590	4,512	\$5,102
11-32756.007-R-2	10-21-119-099-1007	612	4,676	\$5,288
11-32756.008-R-2	10-21-119-099-1008	612	4,676	\$5,288
11-32756.009-R-2	10-21-119-099-1009	612	4,676	\$5,288
11-32756.010-R-2	10-21-119-099-1010	612	4,676	\$5,288
11-32756.011-R-2	10-21-119-099-1011	590	4,512	\$5,102
11-32756.012-R-2	10-21-119-099-1012	590	4,512	\$5,102
11-32756.013-R-2	10-21-119-099-1013	590	4,512	\$5,102
11-32756.014-R-2	10-21-119-099-1014	590	4,512	\$5,102
11-32756.015-R-2	10-21-119-099-1015	580	4,430	\$5,010
11-32756.016-R-2	10-21-119-099-1016	580	4,430	\$5,010
11-32756.017-R-2	10-21-119-099-1017	769	5,880	\$6,649
11-32756.018-R-2	10-21-119-099-1018	769	4,549	\$5,318
11-32756.019-R-2	10-21-119-099-1019	769	5,880	\$6,649
11-32756.020-R-2	10-21-119-099-1020	769	5,880	\$6,649
11-32756.021-R-2	10-21-119-099-1021	802	6,125	\$6,927

11-32756.022-R-2	10-21-119-099-1022	590	4,512	\$5,102
11-32756.023-R-2	10-21-119-099-1023	590	4,512	\$5,102
11-32756.024-R-2	10-21-119-099-1024	802	6,125	\$6,927
11-32756.025-R-2	10-21-119-099-1025	612	4,676	\$5,288
11-32756.026-R-2	10-21-119-099-1026	612	4,676	\$5,288
11-32756.027-R-2	10-21-119-099-1027	612	4,676	\$5,288
11-32756.028-R-2	10-21-119-099-1028	612	4,676	\$5,288
11-32756.029-R-2	10-21-119-099-1029	590	4,512	\$5,102
11-32756.030-R-2	10-21-119-099-1030	802	5,270	\$6,072
11-32756.031-R-2	10-21-119-099-1031	802	6,125	\$6,927
11-32756.032-R-2	10-21-119-099-1032	590	4,512	\$5,102
11-32756.033-R-2	10-21-119-099-1033	580	4,430	\$5,010
11-32756.034-R-2	10-21-119-099-1034	580	4,430	\$5,010
11-32756.035-R-2	10-21-119-099-1035	769	6,275	\$7,044
11-32756.036-R-2	10-21-119-099-1036	769	6,275	\$7,044
11-32756.037-R-2	10-21-119-099-1037	769	6,275	\$7,044
11-32756.038-R-2	10-21-119-099-1038	769	6,275	\$7,044
11-32756.039-R-2	10-21-119-099-1039	802	6,125	\$6,927
11-32756.040-R-2	10-21-119-099-1040	590	4,512	\$5,102
11-32756.041-R-2	10-21-119-099-1041	590	4,512	\$5,102
11-32756.042-R-2	10-21-119-099-1042	802	6,105	\$6,907
11-32756.043-R-2	10-21-119-099-1043	580	4,430	\$5,010
11-32756.044-R-2	10-21-119-099-1044	580	4,430	\$5,010
11-32756.045-R-2	10-21-119-099-1045	580	4,430	\$5,010
11-32756.046-R-2	10-21-119-099-1046	580	4,430	\$5,010
11-32756.047-R-2	10-21-119-099-1047	590	4,512	\$5,102
11-32756.048-R-2	10-21-119-099-1048	802	6,125	\$6,927
11-32756.049-R-2	10-21-119-099-1049	802	6,125	\$6,927
11-32756.050-R-2	10-21-119-099-1050	590	4,512	\$5,102
11-32756.051-R-2	10-21-119-099-1051	580	4,430	\$5,010
11-32756.052-R-2	10-21-119-099-1052	580	4,430	\$5,010
11-32756.053-R-2	10-21-119-099-1053	769	5,880	\$6,649
11-32756.054-R-2	10-21-119-099-1054	769	5,880	\$6,649

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: _____

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: July 22, 2016



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.