



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

APPELLANT: Patriot Courtyards Condo Assoc  
DOCKET NO.: 11-33072.001-C-3 through 11-33072.018-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Patriot Courtyards Condo Assoc, the appellant, by attorney Thomas J. Boyle, of Thompson Coburn LLP in Chicago; 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 Glenbrook H.S.D. #225, intervenor, by attorney John M. Izzo and Joel DeTella of Hauser Izzo, LLC in Flossmoor.

After a pre-hearing conference, 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>
11-33072.001-C-3	04-22-101-047-1001	36,447	262,251	\$298,698
11-33072.003-C-3	04-22-101-047-1003	8,641	62,180	\$70,821
11-33072.004-C-3	04-22-101-047-1005	12,293	88,457	\$100,750
11-33072.005-C-3	04-22-101-047-1006	13,848	99,644	\$113,492
11-33072.006-C-3	04-22-101-047-1007	7,376	53,074	\$60,450
11-33072.007-C-3	04-22-101-047-1009	12,257	88,197	\$100,454
11-33072.008-C-3	04-22-101-047-1012	11,389	81,953	\$93,342
11-33072.009-C-3	04-22-101-047-1013	26,684	192,004	\$218,688
11-33072.010-C-3	04-22-101-047-1015	26,106	187,842	\$213,948
11-33072.011-C-3	04-22-101-047-1016	19,814	142,572	\$162,386
11-33072.012-C-3	04-22-101-047-1021	33,555	241,437	\$274,992
11-33072.013-C-3	04-22-101-047-1022	7,737	55,676	\$63,413
11-33072.014-C-3	04-22-101-047-1023	9,365	67,383	\$76,748
11-33072.015-C-3	04-22-101-047-1024	12,691	91,319	\$104,010
11-33072.016-C-3	04-22-101-047-1025	13,487	97,043	\$110,530
11-33072.017-C-3	04-22-101-047-1026	12,113	87,156	\$99,269
11-33072.018-C-3	04-22-101-047-1027	10,739	77,270	\$88,009

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



Acting 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: December 23, 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.