



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

APPELLANT: 4521-23 Magnolia Condominium Assoc.
DOCKET NO.: 11-33620.001-R-1 through 11-33620.006-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 4521-23 Magnolia Condominium Assoc., the appellant, by attorney Stephanie Park of Park & Longstreet, P.C. in Rolling Meadows; and the Cook County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellant was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant responded to the Property Tax Appeal Board accepting the proposed assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the board of review is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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
11-33620.001-R-1	14-17-118-025-1001	4,989	33,146	\$38,135
11-33620.002-R-1	14-17-118-025-1002	4,513	29,980	\$34,493
11-33620.003-R-1	14-17-118-025-1003	5,294	35,168	\$40,462
11-33620.004-R-1	14-17-118-025-1004	4,582	30,439	\$35,021
11-33620.005-R-1	14-17-118-025-1005	4,309	28,627	\$32,936
11-33620.006-R-1	14-17-118-025-1006	5,021	33,357	\$38,378

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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.