



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

APPELLANT: River Park Place, LLC  
DOCKET NO.: 12-05141.001-R-3 through 12-05141.027-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are River Park Place, LLC, the appellant, by attorney Nora Doherty, of Steven B. Pearlman & Associates in Chicago; the Kane County Board of Review; the Elgin S.D. #U-46 intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

The record in this appeal contains valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant's documentation. Intervenor adopted the board of review's evidence and is bound by 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 further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property is appropriate.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Kane County Board of Review is warranted.<sup>1</sup> The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-05141.001-R-3	06-13-352-176	1,660	12,561	\$14,221
12-05141.002-R-3	06-13-352-177	1,660	17,312	\$18,972
12-05141.003-R-3	06-13-352-178	1,660	12,561	\$14,221
12-05141.004-R-3	06-13-352-179	1,660	12,561	\$14,221
12-05141.005-R-3	06-13-352-180	1,660	12,561	\$14,221
12-05141.006-R-3	06-13-352-182	1,660	12,561	\$14,221
12-05141.007-R-3	06-13-352-183	1,660	12,561	\$14,221
12-05141.008-R-3	06-13-360-014	1,660	16,456	\$18,116
12-05141.009-R-3	06-13-352-167	1,660	18,178	\$19,838
12-05141.010-R-3	06-13-352-168	1,660	18,178	\$19,838

<sup>1</sup> Correction made for PIN No. 06-13-352-165

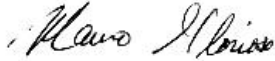
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12-05141.011-R-3	06-13-353-028	1,660	16,456	\$18,116
12-05141.012-R-3	06-13-353-029	1,660	16,456	\$18,116
12-05141.013-R-3	06-13-353-030	1,660	16,456	\$18,116
12-05141.014-R-3	06-13-353-031	1,660	16,456	\$18,116
12-05141.015-R-3	06-13-353-032	1,660	16,456	\$18,116
12-05141.016-R-3	06-13-361-015	1,660	21,247	\$22,907
12-05141.017-R-3	06-13-352-165	1,660	14,362	\$16,022
12-05141.018-R-3	06-13-352-166	1,660	25,024	\$26,684
12-05141.019-R-3	06-13-352-184	1,660	18,178	\$19,838
12-05141.020-R-3	06-13-352-185	1,660	17,549	\$19,209
12-05141.021-R-3	06-13-352-169	1,660	12,561	\$14,221
12-05141.022-R-3	06-13-352-170	1,660	12,561	\$14,221
12-05141.023-R-3	06-13-352-171	1,660	12,561	\$14,221
12-05141.024-R-3	06-13-352-172	1,660	12,561	\$14,221
12-05141.025-R-3	06-13-352-173	1,660	15,521	\$17,181
12-05141.026-R-3	06-13-352-174	1,660	12,561	\$14,221
12-05141.027-R-3	06-13-352-175	1,660	18,178	\$19,838

Subject only to the State multiplier as applicable.

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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: June 24, 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.