



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

APPELLANT: Patriot Courtyards Condo Assoc
DOCKET NO.: 12-28070.001-C-3 through 12-28070.018-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 Burke, Warren, MacKay & Serritella, P.C. in Chicago; the Cook County Board of Review; the Glenbrook H.S.D. #225, and Glenview C.C.S.D. #34, intervenors, by attorney John M. Izzo of Hauser Izzo, LLC in Flossmoor.

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
12-28070.001-C-3	04-22-101-047-1001	36,447	266,594	\$303,041
12-28070.002-C-3	04-22-101-047-1003	8,641	63,209	\$ 71,850
12-28070.003-C-3	04-22-101-047-1005	12,293	89,920	\$102,213
12-28070.004-C-3	04-22-101-047-1006	13,848	101,293	\$115,141
12-28070.005-C-3	04-22-101-047-1007	7,376	53,952	\$ 61,328
12-28070.006-C-3	04-22-101-047-1008	7,050	55,498	\$ 62,548
12-28070.007-C-3	04-22-101-047-1009	12,257	89,657	\$101,914
12-28070.008-C-3	04-22-101-047-1012	11,389	83,309	\$ 94,698
12-28070.009-C-3	04-22-101-047-1015	26,106	190,952	\$217,058
12-28070.010-C-3	04-22-101-047-1016	19,814	144,932	\$164,746
12-28070.011-C-3	04-22-101-047-1021	33,555	245,436	\$278,991
12-28070.012-C-3	04-22-101-047-1022	7,737	56,597	\$ 64,334
12-28070.013-C-3	04-22-101-047-1023	9,365	68,498	\$ 77,863

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12-28070.014-C-3	04-22-101-047-1024	12,691	92,830	\$105,521
12-28070.015-C-3	04-22-101-047-1025	13,487	98,649	\$112,136
12-28070.016-C-3	04-22-101-047-1026	12,113	88,598	\$100,711
12-28070.017-C-3	04-22-101-047-1027	10,739	78,548	\$ 89,287
12-28070.018-C-3	04-22-101-047-1004	8,641	67,979	\$ 76,620

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: January 23, 2015



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.