



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

APPELLANT: 904 Ridge Condo Association
DOCKET NO.: 12-34158.001-R-1 through 12-34158.056-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 904 Ridge Condo Association, the appellant(s), by attorney Frederick F. Richards III, of Thompson Coburn LLP in Chicago; the Cook County Board of Review; the Elk Grove C.C.S.D. #59, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago.

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
12-34158.001-R-1	08-33-101-066-1001	232	8,830	\$9,062
12-34158.002-R-1	08-33-101-066-1002	232	8,830	\$9,062
12-34158.003-R-1	08-33-101-066-1003	114	4,359	\$4,473
12-34158.004-R-1	08-33-101-066-1004	178	6,778	\$6,956
12-34158.005-R-1	08-33-101-066-1005	114	4,359	\$4,473
12-34158.006-R-1	08-33-101-066-1006	178	6,778	\$6,956
12-34158.007-R-1	08-33-101-066-1007	178	6,778	\$6,956
12-34158.008-R-1	08-33-101-066-1008	114	4,359	\$4,473
12-34158.009-R-1	08-33-101-066-1009	178	6,778	\$6,956
12-34158.010-R-1	08-33-101-066-1010	114	4,359	\$4,473
12-34158.011-R-1	08-33-101-066-1011	114	4,359	\$4,473
12-34158.012-R-1	08-33-101-066-1012	178	6,778	\$6,956
12-34158.013-R-1	08-33-101-066-1013	114	4,359	\$4,473
12-34158.014-R-1	08-33-101-066-1014	178	6,778	\$6,956
12-34158.015-R-1	08-33-101-066-1015	178	6,778	\$6,956
12-34158.016-R-1	08-33-101-066-1016	232	8,830	\$9,062
12-34158.017-R-1	08-33-101-066-1017	114	4,359	\$4,473
12-34158.018-R-1	08-33-101-066-1018	114	4,359	\$4,473
12-34158.019-R-1	08-33-101-066-1019	232	8,830	\$9,062
12-34158.020-R-1	08-33-101-066-1020	232	8,830	\$9,062

12-34158.021-R-1	08-33-101-066-1021	232	8,830	\$9,062
12-34158.022-R-1	08-33-101-066-1022	114	4,359	\$4,473
12-34158.023-R-1	08-33-101-066-1023	178	6,778	\$6,956
12-34158.024-R-1	08-33-101-066-1024	114	4,359	\$4,473
12-34158.025-R-1	08-33-101-066-1025	178	6,778	\$6,956
12-34158.026-R-1	08-33-101-066-1026	178	6,778	\$6,956
12-34158.027-R-1	08-33-101-066-1027	178	6,778	\$6,956
12-34158.028-R-1	08-33-101-066-1028	232	8,831	\$9,063
12-34158.029-R-1	08-33-101-066-1029	178	6,779	\$6,957
12-34158.030-R-1	08-33-101-066-1030	114	4,360	\$4,474
12-34158.031-R-1	08-33-101-066-1031	178	6,779	\$6,957
12-34158.032-R-1	08-33-101-066-1032	113	4,323	\$4,436
12-34158.033-R-1	08-33-101-066-1033	178	6,779	\$6,957
12-34158.034-R-1	08-33-101-066-1034	178	6,779	\$6,957
12-34158.035-R-1	08-33-101-066-1035	232	8,831	\$9,063
12-34158.036-R-1	08-33-101-066-1036	113	4,323	\$4,436
12-34158.037-R-1	08-33-101-066-1037	113	4,323	\$4,436
12-34158.038-R-1	08-33-101-066-1038	232	8,831	\$9,063
12-34158.039-R-1	08-33-101-066-1040	232	8,831	\$9,063
12-34158.040-R-1	08-33-101-066-1041	113	4,323	\$4,436
12-34158.041-R-1	08-33-101-066-1042	178	6,779	\$6,957
12-34158.042-R-1	08-33-101-066-1043	113	4,323	\$4,436
12-34158.043-R-1	08-33-101-066-1044	178	6,779	\$6,957
12-34158.044-R-1	08-33-101-066-1045	178	6,779	\$6,957
12-34158.045-R-1	08-33-101-066-1046	178	6,779	\$6,957
12-34158.046-R-1	08-33-101-066-1047	232	8,831	\$9,063
12-34158.047-R-1	08-33-101-066-1048	178	6,779	\$6,957
12-34158.048-R-1	08-33-101-066-1049	113	4,323	\$4,436
12-34158.049-R-1	08-33-101-066-1050	178	6,779	\$6,957
12-34158.050-R-1	08-33-101-066-1051	113	4,323	\$4,436
12-34158.051-R-1	08-33-101-066-1052	178	6,779	\$6,957
12-34158.052-R-1	08-33-101-066-1053	178	6,779	\$6,957
12-34158.053-R-1	08-33-101-066-1054	232	8,831	\$9,063
12-34158.054-R-1	08-33-101-066-1055	113	4,323	\$4,436
12-34158.055-R-1	08-33-101-066-1056	113	4,323	\$4,436
12-34158.056-R-1	08-33-101-066-1057	232	8,831	\$9,063

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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: _____

February 24, 2017



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.