



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

APPELLANT: 340 On The Park Condominium Association  
DOCKET NO.: 12-34175.001-R-3 through 12-34175.471-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 340 On The Park Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

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
12-34175.001-R-3	17-10-318-058-1343	121	4,779	\$4,900
12-34175.002-R-3	17-10-318-058-1344	121	4,879	\$5,000
12-34175.003-R-3	17-10-318-058-1345	121	4,879	\$5,000
12-34175.004-R-3	17-10-318-058-1346	121	5,079	\$5,200
12-34175.005-R-3	17-10-318-058-1347	121	5,079	\$5,200
12-34175.006-R-3	17-10-318-058-1348	121	4,979	\$5,100
12-34175.007-R-3	17-10-318-058-1349	121	5,079	\$5,200
12-34175.008-R-3	17-10-318-058-1350	121	4,979	\$5,100
12-34175.009-R-3	17-10-318-058-1351	121	4,979	\$5,100
12-34175.010-R-3	17-10-318-058-1352	121	4,979	\$5,100
12-34175.011-R-3	17-10-318-058-1353	121	4,979	\$5,100
12-34175.012-R-3	17-10-318-058-1354	121	4,979	\$5,100
12-34175.013-R-3	17-10-318-058-1355	121	4,979	\$5,100
12-34175.014-R-3	17-10-318-058-1356	121	4,879	\$5,000
12-34175.015-R-3	17-10-318-058-1357	121	4,879	\$5,000
12-34175.016-R-3	17-10-318-058-1358	121	4,879	\$5,000
12-34175.017-R-3	17-10-318-058-1359	121	4,879	\$5,000
12-34175.018-R-3	17-10-318-058-1360	121	4,879	\$5,000
12-34175.019-R-3	17-10-318-058-1361	121	4,879	\$5,000
12-34175.020-R-3	17-10-318-058-1362	121	4,979	\$5,100
12-34175.021-R-3	17-10-318-058-1363	121	5,079	\$5,200
12-34175.022-R-3	17-10-318-058-1364	121	5,179	\$5,300
12-34175.023-R-3	17-10-318-058-1365	121	6,479	\$6,600
12-34175.024-R-3	17-10-318-058-1366	121	6,479	\$6,600
12-34175.025-R-3	17-10-318-058-1367	114	4,886	\$5,000

12-34175.026-R-3	17-10-318-058-1368	121	4,879	\$5,000
12-34175.027-R-3	17-10-318-058-1369	134	5,166	\$5,300
12-34175.028-R-3	17-10-318-058-1370	134	5,366	\$5,500
12-34175.029-R-3	17-10-318-058-1371	127	4,973	\$5,100
12-34175.030-R-3	17-10-318-058-1372	127	5,173	\$5,300
12-34175.031-R-3	17-10-318-058-1373	127	5,173	\$5,300
12-34175.032-R-3	17-10-318-058-1374	114	4,886	\$5,000
12-34175.033-R-3	17-10-318-058-1375	114	4,786	\$4,900
12-34175.034-R-3	17-10-318-058-1376	141	5,259	\$5,400
12-34175.035-R-3	17-10-318-058-1377	141	5,259	\$5,400
12-34175.036-R-3	17-10-318-058-1378	134	5,166	\$5,300
12-34175.037-R-3	17-10-318-058-1379	134	5,166	\$5,300
12-34175.038-R-3	17-10-318-058-1380	134	5,166	\$5,300
12-34175.039-R-3	17-10-318-058-1381	134	5,166	\$5,300
12-34175.040-R-3	17-10-318-058-1382	134	5,066	\$5,200
12-34175.041-R-3	17-10-318-058-1383	121	4,879	\$5,000
12-34175.042-R-3	17-10-318-058-1384	127	4,973	\$5,100
12-34175.043-R-3	17-10-318-058-1385	127	4,973	\$5,100
12-34175.044-R-3	17-10-318-058-1386	127	5,073	\$5,200
12-34175.045-R-3	17-10-318-058-1387	127	5,173	\$5,300
12-34175.046-R-3	17-10-318-058-1388	127	4,973	\$5,100
12-34175.047-R-3	17-10-318-058-1389	127	4,973	\$5,100
12-34175.048-R-3	17-10-318-058-1390	114	4,886	\$5,000
12-34175.049-R-3	17-10-318-058-1391	121	6,479	\$6,600
12-34175.050-R-3	17-10-318-058-1392	121	6,479	\$6,600
12-34175.051-R-3	17-10-318-058-1393	127	5,073	\$5,200
12-34175.052-R-3	17-10-318-058-1394	127	5,073	\$5,200
12-34175.053-R-3	17-10-318-058-1395	121	4,979	\$5,100
12-34175.054-R-3	17-10-318-058-1396	121	4,879	\$5,000
12-34175.055-R-3	17-10-318-058-1397	121	4,979	\$5,100
12-34175.056-R-3	17-10-318-058-1398	121	4,979	\$5,100
12-34175.057-R-3	17-10-318-058-1399	121	4,879	\$5,000
12-34175.058-R-3	17-10-318-058-1400	121	4,979	\$5,100
12-34175.059-R-3	17-10-318-058-1401	134	5,066	\$5,200
12-34175.060-R-3	17-10-318-058-1402	127	4,973	\$5,100
12-34175.061-R-3	17-10-318-058-1403	121	4,879	\$5,000
12-34175.062-R-3	17-10-318-058-1404	127	4,973	\$5,100
12-34175.063-R-3	17-10-318-058-1405	134	5,166	\$5,300
12-34175.064-R-3	17-10-318-058-1406	134	5,166	\$5,300
12-34175.065-R-3	17-10-318-058-1407	127	5,073	\$5,200
12-34175.066-R-3	17-10-318-058-1408	127	5,073	\$5,200
12-34175.067-R-3	17-10-318-058-1409	121	4,779	\$4,900
12-34175.068-R-3	17-10-318-058-1410	121	4,779	\$4,900
12-34175.069-R-3	17-10-318-058-1411	121	4,779	\$4,900
12-34175.070-R-3	17-10-318-058-1412	121	4,979	\$5,100

12-34175.071-R-3	17-10-318-058-1413	127	4,973	\$5,100
12-34175.072-R-3	17-10-318-058-1414	121	4,979	\$5,100
12-34175.073-R-3	17-10-318-058-1415	121	4,979	\$5,100
12-34175.074-R-3	17-10-318-058-1416	121	4,879	\$5,000
12-34175.075-R-3	17-10-318-058-1417	121	4,879	\$5,000
12-34175.076-R-3	17-10-318-058-1418	121	4,879	\$5,000
12-34175.077-R-3	17-10-318-058-1419	121	4,879	\$5,000
12-34175.078-R-3	17-10-318-058-1420	121	4,879	\$5,000
12-34175.079-R-3	17-10-318-058-1421	121	4,879	\$5,000
12-34175.080-R-3	17-10-318-058-1422	121	4,779	\$4,900
12-34175.081-R-3	17-10-318-058-1423	121	4,779	\$4,900
12-34175.082-R-3	17-10-318-058-1424	121	4,779	\$4,900
12-34175.083-R-3	17-10-318-058-1425	121	4,779	\$4,900
12-34175.084-R-3	17-10-318-058-1426	121	4,779	\$4,900
12-34175.085-R-3	17-10-318-058-1427	121	4,779	\$4,900
12-34175.086-R-3	17-10-318-058-1428	121	5,079	\$5,200
12-34175.087-R-3	17-10-318-058-1429	121	5,079	\$5,200
12-34175.088-R-3	17-10-318-058-1430	121	5,879	\$6,000
12-34175.089-R-3	17-10-318-058-1431	121	5,779	\$5,900
12-34175.090-R-3	17-10-318-058-1432	121	5,779	\$5,900
12-34175.091-R-3	17-10-318-058-1433	114	4,886	\$5,000
12-34175.092-R-3	17-10-318-058-1434	141	6,559	\$6,700
12-34175.093-R-3	17-10-318-058-1435	121	4,779	\$4,900
12-34175.094-R-3	17-10-318-058-1436	134	5,066	\$5,200
12-34175.095-R-3	17-10-318-058-1437	134	5,266	\$5,400
12-34175.096-R-3	17-10-318-058-1438	127	4,873	\$5,000
12-34175.097-R-3	17-10-318-058-1439	127	4,973	\$5,100
12-34175.098-R-3	17-10-318-058-1440	127	4,973	\$5,100
12-34175.099-R-3	17-10-318-058-1441	114	4,786	\$4,900
12-34175.100-R-3	17-10-318-058-1442	114	4,786	\$4,900
12-34175.101-R-3	17-10-318-058-1443	141	6,159	\$6,300
12-34175.102-R-3	17-10-318-058-1444	141	6,159	\$6,300
12-34175.103-R-3	17-10-318-058-1445	141	6,159	\$6,300
12-34175.104-R-3	17-10-318-058-1446	134	4,966	\$5,100
12-34175.105-R-3	17-10-318-058-1447	134	4,966	\$5,100
12-34175.106-R-3	17-10-318-058-1448	134	5,066	\$5,200
12-34175.107-R-3	17-10-318-058-1449	134	5,066	\$5,200
12-34175.108-R-3	17-10-318-058-1450	134	5,066	\$5,200
12-34175.109-R-3	17-10-318-058-1451	121	4,779	\$4,900
12-34175.110-R-3	17-10-318-058-1452	134	4,866	\$5,000
12-34175.111-R-3	17-10-318-058-1453	134	4,866	\$5,000
12-34175.112-R-3	17-10-318-058-1454	134	4,966	\$5,100
12-34175.113-R-3	17-10-318-058-1455	134	4,966	\$5,100
12-34175.114-R-3	17-10-318-058-1456	127	4,873	\$5,000
12-34175.115-R-3	17-10-318-058-1457	127	4,873	\$5,000

12-34175.116-R-3	17-10-318-058-1458	127	4,773	\$4,900
12-34175.117-R-3	17-10-318-058-1459	127	4,773	\$4,900
12-34175.118-R-3	17-10-318-058-1460	127	4,873	\$5,000
12-34175.119-R-3	17-10-318-058-1461	121	5,079	\$5,200
12-34175.120-R-3	17-10-318-058-1462	121	5,079	\$5,200
12-34175.121-R-3	17-10-318-058-1463	127	4,973	\$5,100
12-34175.122-R-3	17-10-318-058-1464	127	4,973	\$5,100
12-34175.123-R-3	17-10-318-058-1465	121	4,879	\$5,000
12-34175.124-R-3	17-10-318-058-1466	121	4,779	\$4,900
12-34175.125-R-3	17-10-318-058-1467	121	4,879	\$5,000
12-34175.126-R-3	17-10-318-058-1468	121	4,879	\$5,000
12-34175.127-R-3	17-10-318-058-1469	121	4,779	\$4,900
12-34175.128-R-3	17-10-318-058-1470	121	4,779	\$4,900
12-34175.129-R-3	17-10-318-058-1471	121	4,779	\$4,900
12-34175.130-R-3	17-10-318-058-1472	121	4,779	\$4,900
12-34175.131-R-3	17-10-318-058-1473	121	4,779	\$4,900
12-34175.132-R-3	17-10-318-058-1474	121	4,879	\$5,000
12-34175.133-R-3	17-10-318-058-1475	121	4,879	\$5,000
12-34175.134-R-3	17-10-318-058-1476	121	4,879	\$5,000
12-34175.135-R-3	17-10-318-058-1477	121	4,879	\$5,000
12-34175.136-R-3	17-10-318-058-1478	121	4,879	\$5,000
12-34175.137-R-3	17-10-318-058-1479	121	4,879	\$5,000
12-34175.138-R-3	17-10-318-058-1480	134	5,066	\$5,200
12-34175.139-R-3	17-10-318-058-1481	134	5,066	\$5,200
12-34175.140-R-3	17-10-318-058-1482	134	5,066	\$5,200
12-34175.141-R-3	17-10-318-058-1483	134	5,066	\$5,200
12-34175.142-R-3	17-10-318-058-1484	121	4,879	\$5,000
12-34175.143-R-3	17-10-318-058-1485	121	4,779	\$4,900
12-34175.144-R-3	17-10-318-058-1486	121	4,879	\$5,000
12-34175.145-R-3	17-10-318-058-1487	134	5,066	\$5,200
12-34175.146-R-3	17-10-318-058-1488	134	5,066	\$5,200
12-34175.147-R-3	17-10-318-058-1489	127	4,973	\$5,100
12-34175.148-R-3	17-10-318-058-1490	127	4,973	\$5,100
12-34175.149-R-3	17-10-318-058-1491	121	4,879	\$5,000
12-34175.150-R-3	17-10-318-058-1492	121	4,879	\$5,000
12-34175.151-R-3	17-10-318-058-1493	121	4,779	\$4,900
12-34175.152-R-3	17-10-318-058-1494	121	4,879	\$5,000
12-34175.153-R-3	17-10-318-058-1495	121	4,779	\$4,900
12-34175.154-R-3	17-10-318-058-1496	121	4,779	\$4,900
12-34175.155-R-3	17-10-318-058-1497	121	4,779	\$4,900
12-34175.156-R-3	17-10-318-058-1498	121	4,779	\$4,900
12-34175.157-R-3	17-10-318-058-1499	121	4,779	\$4,900
12-34175.158-R-3	17-10-318-058-1500	121	4,779	\$4,900
12-34175.159-R-3	17-10-318-058-1501	121	4,679	\$4,800
12-34175.160-R-3	17-10-318-058-1502	121	4,679	\$4,800

12-34175.161-R-3	17-10-318-058-1503	121	4,679	\$4,800
12-34175.162-R-3	17-10-318-058-1504	121	4,679	\$4,800
12-34175.163-R-3	17-10-318-058-1505	121	4,679	\$4,800
12-34175.164-R-3	17-10-318-058-1506	121	4,679	\$4,800
12-34175.165-R-3	17-10-318-058-1507	121	4,779	\$4,900
12-34175.166-R-3	17-10-318-058-1508	121	4,979	\$5,100
12-34175.167-R-3	17-10-318-058-1509	121	4,979	\$5,100
12-34175.168-R-3	17-10-318-058-1510	121	4,979	\$5,100
12-34175.169-R-3	17-10-318-058-1511	121	4,979	\$5,100
12-34175.170-R-3	17-10-318-058-1512	121	4,779	\$4,900
12-34175.171-R-3	17-10-318-058-1513	121	4,679	\$4,800
12-34175.172-R-3	17-10-318-058-1514	121	4,679	\$4,800
12-34175.173-R-3	17-10-318-058-1515	141	6,459	\$6,600
12-34175.174-R-3	17-10-318-058-1516	127	4,873	\$5,000
12-34175.175-R-3	17-10-318-058-1517	114	4,786	\$4,900
12-34175.176-R-3	17-10-318-058-1518	141	6,459	\$6,600
12-34175.177-R-3	17-10-318-058-1519	121	4,679	\$4,800
12-34175.178-R-3	17-10-318-058-1520	134	4,966	\$5,100
12-34175.179-R-3	17-10-318-058-1521	134	5,166	\$5,300
12-34175.180-R-3	17-10-318-058-1522	127	4,773	\$4,900
12-34175.181-R-3	17-10-318-058-1523	127	4,973	\$5,100
12-34175.182-R-3	17-10-318-058-1524	127	4,973	\$5,100
12-34175.183-R-3	17-10-318-058-1525	114	4,686	\$4,800
12-34175.184-R-3	17-10-318-058-1526	114	4,686	\$4,800
12-34175.185-R-3	17-10-318-058-1527	141	6,059	\$6,200
12-34175.186-R-3	17-10-318-058-1528	141	6,159	\$6,300
12-34175.187-R-3	17-10-318-058-1529	141	6,159	\$6,300
12-34175.188-R-3	17-10-318-058-1530	134	4,866	\$5,000
12-34175.189-R-3	17-10-318-058-1531	134	4,866	\$5,000
12-34175.190-R-3	17-10-318-058-1532	134	4,966	\$5,100
12-34175.191-R-3	17-10-318-058-1533	134	4,966	\$5,100
12-34175.192-R-3	17-10-318-058-1534	134	4,866	\$5,000
12-34175.193-R-3	17-10-318-058-1535	121	4,679	\$4,800
12-34175.194-R-3	17-10-318-058-1536	134	4,766	\$4,900
12-34175.195-R-3	17-10-318-058-1537	134	4,766	\$4,900
12-34175.196-R-3	17-10-318-058-1538	134	4,866	\$5,000
12-34175.197-R-3	17-10-318-058-1539	134	4,866	\$5,000
12-34175.198-R-3	17-10-318-058-1540	127	4,773	\$4,900
12-34175.199-R-3	17-10-318-058-1541	127	4,773	\$4,900
12-34175.200-R-3	17-10-318-058-1542	127	4,673	\$4,800
12-34175.201-R-3	17-10-318-058-1543	127	4,673	\$4,800
12-34175.202-R-3	17-10-318-058-1544	127	4,773	\$4,900
12-34175.203-R-3	17-10-318-058-1545	121	4,979	\$5,100
12-34175.204-R-3	17-10-318-058-1546	121	4,979	\$5,100
12-34175.205-R-3	17-10-318-058-1547	127	4,873	\$5,000

12-34175.206-R-3	17-10-318-058-1548	127	4,873	\$5,000
12-34175.207-R-3	17-10-318-058-1549	121	4,779	\$4,900
12-34175.208-R-3	17-10-318-058-1550	121	4,679	\$4,800
12-34175.209-R-3	17-10-318-058-1551	121	4,779	\$4,900
12-34175.210-R-3	17-10-318-058-1552	121	4,779	\$4,900
12-34175.211-R-3	17-10-318-058-1553	121	4,679	\$4,800
12-34175.212-R-3	17-10-318-058-1554	121	4,679	\$4,800
12-34175.213-R-3	17-10-318-058-1555	121	4,679	\$4,800
12-34175.214-R-3	17-10-318-058-1556	121	4,679	\$4,800
12-34175.215-R-3	17-10-318-058-1557	121	4,679	\$4,800
12-34175.216-R-3	17-10-318-058-1558	121	4,779	\$4,900
12-34175.217-R-3	17-10-318-058-1559	121	4,779	\$4,900
12-34175.218-R-3	17-10-318-058-1560	121	4,779	\$4,900
12-34175.219-R-3	17-10-318-058-1561	121	4,779	\$4,900
12-34175.220-R-3	17-10-318-058-1562	121	4,779	\$4,900
12-34175.221-R-3	17-10-318-058-1563	121	4,779	\$4,900
12-34175.222-R-3	17-10-318-058-1564	134	4,966	\$5,100
12-34175.223-R-3	17-10-318-058-1565	134	4,966	\$5,100
12-34175.224-R-3	17-10-318-058-1566	134	4,966	\$5,100
12-34175.225-R-3	17-10-318-058-1567	134	4,966	\$5,100
12-34175.226-R-3	17-10-318-058-1568	121	4,779	\$4,900
12-34175.227-R-3	17-10-318-058-1569	121	4,679	\$4,800
12-34175.228-R-3	17-10-318-058-1570	121	4,779	\$4,900
12-34175.229-R-3	17-10-318-058-1571	134	4,966	\$5,100
12-34175.230-R-3	17-10-318-058-1572	134	4,966	\$5,100
12-34175.231-R-3	17-10-318-058-1573	127	4,873	\$5,000
12-34175.232-R-3	17-10-318-058-1574	127	4,873	\$5,000
12-34175.233-R-3	17-10-318-058-1575	114	4,686	\$4,800
12-34175.234-R-3	17-10-318-058-1576	114	4,686	\$4,800
12-34175.235-R-3	17-10-318-058-1577	114	4,686	\$4,800
12-34175.236-R-3	17-10-318-058-1578	114	4,886	\$5,000
12-34175.237-R-3	17-10-318-058-1579	121	4,879	\$5,000
12-34175.238-R-3	17-10-318-058-1580	114	4,786	\$4,900
12-34175.239-R-3	17-10-318-058-1581	114	4,886	\$5,000
12-34175.240-R-3	17-10-318-058-1582	114	4,786	\$4,900
12-34175.241-R-3	17-10-318-058-1583	114	4,786	\$4,900
12-34175.242-R-3	17-10-318-058-1584	114	4,786	\$4,900
12-34175.243-R-3	17-10-318-058-1585	114	4,786	\$4,900
12-34175.244-R-3	17-10-318-058-1586	114	4,786	\$4,900
12-34175.245-R-3	17-10-318-058-1587	114	4,786	\$4,900
12-34175.246-R-3	17-10-318-058-1588	114	4,686	\$4,800
12-34175.247-R-3	17-10-318-058-1589	114	4,686	\$4,800
12-34175.248-R-3	17-10-318-058-1590	114	4,686	\$4,800
12-34175.249-R-3	17-10-318-058-1591	114	4,686	\$4,800
12-34175.250-R-3	17-10-318-058-1592	114	4,686	\$4,800

12-34175.251-R-3	17-10-318-058-1593	114	4,686	\$4,800
12-34175.252-R-3	17-10-318-058-1594	114	4,686	\$4,800
12-34175.253-R-3	17-10-318-058-1595	114	4,686	\$4,800
12-34175.254-R-3	17-10-318-058-1596	114	4,686	\$4,800
12-34175.255-R-3	17-10-318-058-1597	114	4,986	\$5,100
12-34175.256-R-3	17-10-318-058-1598	114	4,986	\$5,100
12-34175.257-R-3	17-10-318-058-1599	114	4,986	\$5,100
12-34175.258-R-3	17-10-318-058-1600	114	4,986	\$5,100
12-34175.259-R-3	17-10-318-058-1601	114	4,786	\$4,900
12-34175.260-R-3	17-10-318-058-1602	114	4,686	\$4,800
12-34175.261-R-3	17-10-318-058-1603	114	4,686	\$4,800
12-34175.262-R-3	17-10-318-058-1604	134	6,466	\$6,600
12-34175.263-R-3	17-10-318-058-1605	121	4,879	\$5,000
12-34175.264-R-3	17-10-318-058-1606	107	4,793	\$4,900
12-34175.265-R-3	17-10-318-058-1607	134	6,466	\$6,600
12-34175.266-R-3	17-10-318-058-1608	114	4,686	\$4,800
12-34175.267-R-3	17-10-318-058-1609	127	4,973	\$5,100
12-34175.268-R-3	17-10-318-058-1610	127	5,173	\$5,300
12-34175.269-R-3	17-10-318-058-1611	127	4,773	\$4,900
12-34175.270-R-3	17-10-318-058-1612	121	4,979	\$5,100
12-34175.271-R-3	17-10-318-058-1613	121	4,979	\$5,100
12-34175.272-R-3	17-10-318-058-1614	107	4,693	\$4,800
12-34175.273-R-3	17-10-318-058-1615	107	4,693	\$4,800
12-34175.274-R-3	17-10-318-058-1616	134	6,066	\$6,200
12-34175.275-R-3	17-10-318-058-1617	134	6,166	\$6,300
12-34175.276-R-3	17-10-318-058-1618	134	6,166	\$6,300
12-34175.277-R-3	17-10-318-058-1619	127	4,873	\$5,000
12-34175.278-R-3	17-10-318-058-1620	127	4,873	\$5,000
12-34175.279-R-3	17-10-318-058-1621	127	4,973	\$5,100
12-34175.280-R-3	17-10-318-058-1622	127	4,973	\$5,100
12-34175.281-R-3	17-10-318-058-1623	127	4,873	\$5,000
12-34175.282-R-3	17-10-318-058-1624	114	4,686	\$4,800
12-34175.283-R-3	17-10-318-058-1625	127	4,773	\$4,900
12-34175.284-R-3	17-10-318-058-1626	127	4,773	\$4,900
12-34175.285-R-3	17-10-318-058-1627	127	4,873	\$5,000
12-34175.286-R-3	17-10-318-058-1628	127	4,873	\$5,000
12-34175.287-R-3	17-10-318-058-1629	121	4,779	\$4,900
12-34175.288-R-3	17-10-318-058-1630	121	4,779	\$4,900
12-34175.289-R-3	17-10-318-058-1631	121	4,679	\$4,800
12-34175.290-R-3	17-10-318-058-1632	121	4,679	\$4,800
12-34175.291-R-3	17-10-318-058-1633	121	4,779	\$4,900
12-34175.292-R-3	17-10-318-058-1634	114	4,986	\$5,100
12-34175.293-R-3	17-10-318-058-1635	114	4,986	\$5,100
12-34175.294-R-3	17-10-318-058-1636	121	4,879	\$5,000
12-34175.295-R-3	17-10-318-058-1637	121	4,879	\$5,000

12-34175.296-R-3	17-10-318-058-1638	114	4,786	\$4,900
12-34175.297-R-3	17-10-318-058-1639	114	4,686	\$4,800
12-34175.298-R-3	17-10-318-058-1640	114	4,786	\$4,900
12-34175.299-R-3	17-10-318-058-1641	114	4,786	\$4,900
12-34175.300-R-3	17-10-318-058-1642	114	4,686	\$4,800
12-34175.301-R-3	17-10-318-058-1643	114	4,686	\$4,800
12-34175.302-R-3	17-10-318-058-1644	114	4,686	\$4,800
12-34175.303-R-3	17-10-318-058-1645	114	4,686	\$4,800
12-34175.304-R-3	17-10-318-058-1646	114	4,686	\$4,800
12-34175.305-R-3	17-10-318-058-1647	114	4,786	\$4,900
12-34175.306-R-3	17-10-318-058-1648	114	4,786	\$4,900
12-34175.307-R-3	17-10-318-058-1649	114	4,786	\$4,900
12-34175.308-R-3	17-10-318-058-1650	114	4,786	\$4,900
12-34175.309-R-3	17-10-318-058-1651	114	4,786	\$4,900
12-34175.310-R-3	17-10-318-058-1652	114	4,786	\$4,900
12-34175.311-R-3	17-10-318-058-1653	127	4,973	\$5,100
12-34175.312-R-3	17-10-318-058-1654	127	4,973	\$5,100
12-34175.313-R-3	17-10-318-058-1655	127	4,973	\$5,100
12-34175.314-R-3	17-10-318-058-1656	127	4,973	\$5,100
12-34175.315-R-3	17-10-318-058-1657	114	4,786	\$4,900
12-34175.316-R-3	17-10-318-058-1658	114	4,686	\$4,800
12-34175.317-R-3	17-10-318-058-1659	114	4,786	\$4,900
12-34175.318-R-3	17-10-318-058-1660	127	4,973	\$5,100
12-34175.319-R-3	17-10-318-058-1661	127	4,973	\$5,100
12-34175.320-R-3	17-10-318-058-1662	121	4,879	\$5,000
12-34175.321-R-3	17-10-318-058-1663	121	4,879	\$5,000
12-34175.322-R-3	17-10-318-058-1664	114	4,786	\$4,900
12-34175.323-R-3	17-10-318-058-1665	114	4,786	\$4,900
12-34175.324-R-3	17-10-318-058-1666	114	4,786	\$4,900
12-34175.325-R-3	17-10-318-058-1667	114	4,786	\$4,900
12-34175.326-R-3	17-10-318-058-1668	114	4,786	\$4,900
12-34175.327-R-3	17-10-318-058-1669	114	4,786	\$4,900
12-34175.328-R-3	17-10-318-058-1670	114	4,686	\$4,800
12-34175.329-R-3	17-10-318-058-1671	114	4,686	\$4,800
12-34175.330-R-3	17-10-318-058-1672	114	4,686	\$4,800
12-34175.331-R-3	17-10-318-058-1673	114	4,686	\$4,800
12-34175.332-R-3	17-10-318-058-1674	114	4,686	\$4,800
12-34175.333-R-3	17-10-318-058-1675	114	4,686	\$4,800
12-34175.334-R-3	17-10-318-058-1676	114	4,686	\$4,800
12-34175.335-R-3	17-10-318-058-1677	114	4,686	\$4,800
12-34175.336-R-3	17-10-318-058-1678	114	4,686	\$4,800
12-34175.337-R-3	17-10-318-058-1679	114	4,686	\$4,800
12-34175.338-R-3	17-10-318-058-1680	114	4,686	\$4,800
12-34175.339-R-3	17-10-318-058-1681	114	4,986	\$5,100
12-34175.340-R-3	17-10-318-058-1682	114	4,986	\$5,100



12-34175.341-R-3	17-10-318-058-1683	114	4,786	\$4,900
12-34175.342-R-3	17-10-318-058-1684	114	4,686	\$4,800
12-34175.343-R-3	17-10-318-058-1686	134	6,466	\$6,600
12-34175.344-R-3	17-10-318-058-1687	134	6,366	\$6,500
12-34175.345-R-3	17-10-318-058-1688	134	6,666	\$6,800
12-34175.346-R-3	17-10-318-058-1689	114	4,686	\$4,800
12-34175.347-R-3	17-10-318-058-1690	127	4,973	\$5,100
12-34175.348-R-3	17-10-318-058-1691	127	5,973	\$6,100
12-34175.349-R-3	17-10-318-058-1692	127	5,973	\$6,100
12-34175.350-R-3	17-10-318-058-1693	127	5,973	\$6,100
12-34175.351-R-3	17-10-318-058-1694	127	5,973	\$6,100
12-34175.352-R-3	17-10-318-058-1695	127	5,973	\$6,100
12-34175.353-R-3	17-10-318-058-1696	134	6,366	\$6,500
12-34175.354-R-3	17-10-318-058-1697	134	6,466	\$6,600
12-34175.355-R-3	17-10-318-058-1698	134	6,466	\$6,600
12-34175.356-R-3	17-10-318-058-1699	134	6,266	\$6,400
12-34175.357-R-3	17-10-318-058-1700	134	6,166	\$6,300
12-34175.358-R-3	17-10-318-058-1701	134	6,266	\$6,400
12-34175.359-R-3	17-10-318-058-1702	127	4,973	\$5,100
12-34175.360-R-3	17-10-318-058-1703	127	4,973	\$5,100
12-34175.361-R-3	17-10-318-058-1704	127	4,873	\$5,000
12-34175.362-R-3	17-10-318-058-1705	114	4,686	\$4,800
12-34175.363-R-3	17-10-318-058-1706	127	4,773	\$4,900
12-34175.364-R-3	17-10-318-058-1707	127	4,773	\$4,900
12-34175.365-R-3	17-10-318-058-1708	127	4,873	\$5,000
12-34175.366-R-3	17-10-318-058-1709	127	4,873	\$5,000
12-34175.367-R-3	17-10-318-058-1710	121	4,779	\$4,900
12-34175.368-R-3	17-10-318-058-1711	121	4,779	\$4,900
12-34175.369-R-3	17-10-318-058-1712	121	4,679	\$4,800
12-34175.370-R-3	17-10-318-058-1713	121	4,679	\$4,800
12-34175.371-R-3	17-10-318-058-1714	121	4,779	\$4,900
12-34175.372-R-3	17-10-318-058-1715	114	4,786	\$4,900
12-34175.373-R-3	17-10-318-058-1716	114	4,786	\$4,900
12-34175.374-R-3	17-10-318-058-1717	121	4,879	\$5,000
12-34175.375-R-3	17-10-318-058-1718	121	4,879	\$5,000
12-34175.376-R-3	17-10-318-058-1719	114	4,786	\$4,900
12-34175.377-R-3	17-10-318-058-1720	114	4,686	\$4,800
12-34175.378-R-3	17-10-318-058-1721	114	4,786	\$4,900
12-34175.379-R-3	17-10-318-058-1722	114	4,786	\$4,900
12-34175.380-R-3	17-10-318-058-1723	114	4,686	\$4,800
12-34175.381-R-3	17-10-318-058-1724	114	4,686	\$4,800
12-34175.382-R-3	17-10-318-058-1725	114	4,686	\$4,800
12-34175.383-R-3	17-10-318-058-1726	114	4,686	\$4,800
12-34175.384-R-3	17-10-318-058-1727	114	4,686	\$4,800
12-34175.385-R-3	17-10-318-058-1728	114	4,786	\$4,900

12-34175.386-R-3	17-10-318-058-1729	114	4,786	\$4,900
12-34175.387-R-3	17-10-318-058-1730	114	4,786	\$4,900
12-34175.388-R-3	17-10-318-058-1731	114	4,786	\$4,900
12-34175.389-R-3	17-10-318-058-1732	114	4,786	\$4,900
12-34175.390-R-3	17-10-318-058-1733	114	4,786	\$4,900
12-34175.391-R-3	17-10-318-058-1734	127	4,973	\$5,100
12-34175.392-R-3	17-10-318-058-1735	127	4,973	\$5,100
12-34175.393-R-3	17-10-318-058-1736	127	4,973	\$5,100
12-34175.394-R-3	17-10-318-058-1737	127	4,973	\$5,100
12-34175.395-R-3	17-10-318-058-1738	114	4,786	\$4,900
12-34175.396-R-3	17-10-318-058-1739	114	4,686	\$4,800
12-34175.397-R-3	17-10-318-058-1740	114	4,786	\$4,900
12-34175.398-R-3	17-10-318-058-1741	127	4,973	\$5,100
12-34175.399-R-3	17-10-318-058-1742	127	4,973	\$5,100
12-34175.400-R-3	17-10-318-058-1743	121	4,879	\$5,000
12-34175.401-R-3	17-10-318-058-1744	121	4,879	\$5,000
12-34175.402-R-3	17-10-318-058-1745	107	4,593	\$4,700
12-34175.403-R-3	17-10-318-058-1746	114	4,786	\$4,900
12-34175.404-R-3	17-10-318-058-1747	114	4,786	\$4,900
12-34175.405-R-3	17-10-318-058-1748	114	4,786	\$4,900
12-34175.406-R-3	17-10-318-058-1749	114	4,786	\$4,900
12-34175.407-R-3	17-10-318-058-1750	114	4,786	\$4,900
12-34175.408-R-3	17-10-318-058-1751	114	4,786	\$4,900
12-34175.409-R-3	17-10-318-058-1752	114	4,686	\$4,800
12-34175.410-R-3	17-10-318-058-1753	114	4,686	\$4,800
12-34175.411-R-3	17-10-318-058-1754	114	4,686	\$4,800
12-34175.412-R-3	17-10-318-058-1755	114	4,686	\$4,800
12-34175.413-R-3	17-10-318-058-1756	114	4,686	\$4,800
12-34175.414-R-3	17-10-318-058-1757	114	4,686	\$4,800
12-34175.415-R-3	17-10-318-058-1758	114	4,686	\$4,800
12-34175.416-R-3	17-10-318-058-1759	114	4,686	\$4,800
12-34175.417-R-3	17-10-318-058-1760	114	4,686	\$4,800
12-34175.418-R-3	17-10-318-058-1761	114	4,986	\$5,100
12-34175.419-R-3	17-10-318-058-1762	114	4,986	\$5,100
12-34175.420-R-3	17-10-318-058-1763	114	4,686	\$4,800
12-34175.421-R-3	17-10-318-058-1764	114	4,986	\$5,100
12-34175.422-R-3	17-10-318-058-1765	114	4,986	\$5,100
12-34175.423-R-3	17-10-318-058-1766	134	6,066	\$6,200
12-34175.424-R-3	17-10-318-058-1767	134	6,166	\$6,300
12-34175.425-R-3	17-10-318-058-1768	134	6,166	\$6,300
12-34175.426-R-3	17-10-318-058-1769	114	4,786	\$4,900
12-34175.427-R-3	17-10-318-058-1770	114	4,686	\$4,800
12-34175.428-R-3	17-10-318-058-1771	114	4,786	\$4,900
12-34175.429-R-3	17-10-318-058-1772	127	4,973	\$5,100
12-34175.430-R-3	17-10-318-058-1773	127	4,973	\$5,100

12-34175.431-R-3	17-10-318-058-1774	127	5,073	\$5,200
12-34175.432-R-3	17-10-318-058-1775	127	5,073	\$5,200
12-34175.433-R-3	17-10-318-058-1776	127	4,873	\$5,000
12-34175.434-R-3	17-10-318-058-1777	114	4,686	\$4,800
12-34175.435-R-3	17-10-318-058-1778	127	4,773	\$4,900
12-34175.436-R-3	17-10-318-058-1779	127	4,773	\$4,900
12-34175.437-R-3	17-10-318-058-1780	127	4,873	\$5,000
12-34175.438-R-3	17-10-318-058-1781	127	4,873	\$5,000
12-34175.439-R-3	17-10-318-058-1782	121	4,779	\$4,900
12-34175.440-R-3	17-10-318-058-1783	121	4,779	\$4,900
12-34175.441-R-3	17-10-318-058-1784	114	4,886	\$5,000
12-34175.442-R-3	17-10-318-058-1785	114	4,886	\$5,000
12-34175.443-R-3	17-10-318-058-1786	107	4,793	\$4,900
12-34175.444-R-3	17-10-318-058-1787	107	4,793	\$4,900
12-34175.445-R-3	17-10-318-058-1788	114	4,886	\$5,000
12-34175.446-R-3	17-10-318-058-1789	114	4,786	\$4,900
12-34175.447-R-3	17-10-318-058-1790	114	4,686	\$4,800
12-34175.448-R-3	17-10-318-058-1791	114	4,786	\$4,900
12-34175.449-R-3	17-10-318-058-1792	114	4,786	\$4,900
12-34175.450-R-3	17-10-318-058-1793	114	4,686	\$4,800
12-34175.451-R-3	17-10-318-058-1794	114	4,686	\$4,800
12-34175.452-R-3	17-10-318-058-1795	114	4,686	\$4,800
12-34175.453-R-3	17-10-318-058-1796	114	4,686	\$4,800
12-34175.454-R-3	17-10-318-058-1797	114	4,686	\$4,800
12-34175.455-R-3	17-10-318-058-1798	114	4,786	\$4,900
12-34175.456-R-3	17-10-318-058-1799	114	4,786	\$4,900
12-34175.457-R-3	17-10-318-058-1800	114	4,786	\$4,900
12-34175.458-R-3	17-10-318-058-1801	107	4,793	\$4,900
12-34175.459-R-3	17-10-318-058-1802	114	4,786	\$4,900
12-34175.460-R-3	17-10-318-058-1803	114	4,786	\$4,900
12-34175.461-R-3	17-10-318-058-1804	127	4,973	\$5,100
12-34175.462-R-3	17-10-318-058-1805	127	4,973	\$5,100
12-34175.463-R-3	17-10-318-058-1806	127	4,973	\$5,100
12-34175.464-R-3	17-10-318-058-1807	127	4,973	\$5,100
12-34175.465-R-3	17-10-318-058-1808	114	4,786	\$4,900
12-34175.466-R-3	17-10-318-058-1809	114	4,686	\$4,800
12-34175.467-R-3	17-10-318-058-1810	114	4,786	\$4,900
12-34175.468-R-3	17-10-318-058-1811	127	4,973	\$5,100
12-34175.469-R-3	17-10-318-058-1812	127	4,973	\$5,100
12-34175.470-R-3	17-10-318-058-1813	121	4,879	\$5,000
12-34175.471-R-3	17-10-318-058-1814	121	4,879	\$5,000

Subject only to the State multiplier as applicable.

### **Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2012 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

### **Findings of Fact**

The subject property consists of 471 parking spaces located in a 64 story condominium building built in 2005. The subject property consists of six floors of parking spaces and 38 storage units. It is situated on a 34,837 square feet of land and is located in Chicago, South Chicago Township, Cook County. The appellant, via counsel, appeared before the Property Tax Appeal Board arguing that the fair market value of the subject is not accurately reflected in its assessed value.

The appellant submitted a complete summary appraisal report undertaken by Richard J. Kopacz, Gary M. Skish, and Gary T. Peterson with First Real Estate Services, Ltd. The appraisal has a valuation date of January 1, 2012. The appraisal indicates Mr. Peterson is an Illinois certified general real estate appraiser with an MAI designation and Mr. Skish and Mr. Kopac are Illinois general real estate appraisers. The appellant presented the testimony of Mr. Gary Skish. Mr. Skish testified he is an Illinois certified general appraiser. Skish testified he appraises approximately 200 properties per year located in Cook County, including commercial and residential properties. He has previously testified before the Property Tax Appeal Board and was tendered and accepted as an expert in real estate valuation, with no objection from opposing party.

Skish testified that the subject was inspected on July 11, 2013. He described the subject property and its environs. Skish testified the subject has 471 condominium parking spaces of which 38 include storage closets and are located within the 64-story condominium building.

To estimate a total market value for the subject of \$23,960,000 as of January 1, 2012, Skish employed the sales and income approaches to value.

Skish testified that it is standard appraisal practice not to use the cost approach in appraising an element in a condominium building.

Under the income approach, Skish testified that based on research of garage rentals in the Chicago Loop area through the Multiple Listing Service within three years of the report date, 28 lease comparables were analyzed. These comparables leased from \$150 to \$300 per month. Based on those comparables, the value conclusion for the income approach is \$350.00 per month. This resulted in a potential gross income of (PGI) \$2,048,400. Assessment losses of \$75 per month and vacancy, collection loss fees were estimated at 3% of PGI for an effective net income (ENI) of \$1,563,048.

In determining the appropriate capitalization (CAP) rate, Skish testified that he considered residential cap rates. He testified he applied a CAP rate of 6.00% and then he loaded the cap rate which resulted in a total CAP rate of 7.79% to estimate the market value for the subject under this approach at \$20,065,000 rounded.

The final method developed in the appraisal was the sales comparison approach. Skish testified he analyzed nine sale comparables that sold from April 2010 to February 2012 for prices ranging from \$41,500 to \$60,000 per square foot of parking area. All nine sale comparables are located in the subject's building. Skish testified that the sale comparables were analyzed based on floor, size, and proximity to elevators with adjustments. In support, the appellant's attorney submitted a graph outlining adjustments made to each sale comparable marked as Appellant's Exhibit #A. Regarding the storage closets, only one small storage closet sold for \$10,000 which was the best basis for storage closet values. After making adjustments for differences between the subject and the comparables, he estimated final market values ranging from \$48,000 to \$66,000 per unit.

Lastly, the appraiser testified that any sales located outside the subject property in the Chicago Loop submarket were not offered to prove the value of the subject property but to prove the reasonableness of the conclusion of value.

In reconciling the various approaches, Skish testified he gave the greatest weight to the sales comparison approach, and moderate weight to the income approach to value. After reconciliation, the appraisal estimated the value not only for the subject property as a whole as of January 1, 2012 to be \$23,960,000, but also computed the value on a PIN-by-PIN basis for each parking unit.

Under cross-examination by the board of review analyst, Ms. Katherine Latuszek, the appraiser testified that the percentage of ownership did not play into the final value per the appraisal. No further questions were asked by the board of review analyst. The ALJ then asked the appraiser to explain his answer. The appraiser responded by saying that a buyer would never compute market value based on percentage of ownership if there was evidence as to what buyers were actually paying for a parking space.

At hearing the board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$5,581,517 was disclosed. This assessment reflects a fair market value of \$55,815,170 when the Cook County Real Property Assessment Classification Ordinance level of assessments of 10% for Class 2-99, residential property is applied.

In support of the assessment, the board of review's analyst submitted an analysis prepared by Dan Michaelides, an analyst with the Cook County Board of Review. The report indicated the total consideration for the sale of 106 residential units including parking spaces in the subject's condominium from 2010 to 2012 was \$65,361,510. Subtracting an allocation of 2% for personal property and dividing the total consideration by the percentage of interest of ownership in the condominium for the units that sold of 16.1210% indicated a full value for the condominium property of \$397,334,409.

The board of review analyst testified that the per Section 10 of the Illinois Condo Property Act "Condos shall be assessed against and levied upon each unit and the owner's corresponding percentage of ownership in the common elements as a tract and not upon the property as a whole." Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under cross-examination by the appellant's attorney, the board of review analyst's stated that the board of review's raw sales evidence was prepared by Lilybeth Kafka. The appellant's attorney

moved to strike the evidence from the record based on hearsay. In support of the hearsay argument, the attorney stated that the evidence is an out-of-court statement offered by Lilybeth Kafka, who is not at hearing to testify and ask questions. The ALJ denied the motion but stated that it will give that evidence its appropriate weight.

The appellant's attorney further questioned the board of review on the sales data included in the board's analysis. The appellant's attorney submitted printouts from the Cook County Recorder of Deeds website marked as Appellant's Exhibit B. Appellant's Exhibit B included sales information for PIN #1450 which sold in February 2012 for \$60,000, PIN #1481 which sold in June 2012 for \$60,000, PIN #1623 which sold in November 2012 for \$30,000, and PIN #1806 which sold in January 2012 for \$50,000. The board of review's analyst confirmed that these sales were of parking spaces independent of a residential unit. The attorney then argued that the board of review evidence includes different adjustments for personal property and that the percentage of ownership is derived from the Condominium Declaration page prepared by the developer. The attorney coined the method of valuation used by the assessor and the board of review as the Assessor's Method. The appellant's attorney further asserted that the board of review's evidence included 64 sales of units and 42 parking unit sales. In contrast to the board of review's prior testimony of Section 10 of Illinois Condo Property Act, the board of review's analyst stated that one "is to assess both the unit and their right of ownership in the common elements because that's the bundle of rights they buy their unit."

Lastly, the appellant's attorney recalled the appraiser to testify. Skish testified that he did not use any of the 64 board of review's sale comparables because "they are apples and oranges compared to parking spaces." Under the sale comparison approach, the appraiser testified he tries to find similar properties in the market which is defined as the principle of substitution. In the valuation of parking spaces, he uses the recent sale of parking spaces not residential units. The appraiser further testified that the Assessor's Method is not used by buyers in the marketplace to derive a sale price. Upon further questioning of the appraiser, the appraiser confirmed that only nine independent parking units sold from 2010 to 2013 in the subject property and that the appraiser in assigning a value took into consideration the proximity of the lobby, the floor, and size and not percentage of ownership. The appellant's attorney argued that from the 42 units only 5 were parking spaces. These 5 parking spaces sold from \$30,000 to \$60,000.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did meet this burden of proof and a reduction in the subject's assessment is warranted.

In determining the fair market value of the subject property, the Board examined the appellant's appraisal report and testimony, as well as the board of review's submissions to determine the best evidence of the subject's market value.

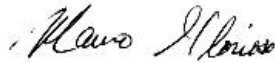
The courts have stated that where there is credible evidence of comparable sales, these sales are to be given significant weight as evidence of market value. Chrysler Corp. v. Illinois Property Tax Appeal Board, 69 Ill.App.3d 207 (2nd Dist. 1979); Willow Hill Grain, Inc. v. Property Tax Appeal Board, 187 Ill.App.3d 9 (5th Dist. 1989). The appraiser gave the greatest consideration to the sales comparison approach when concluding a final value for the subject. Therefore, the Board will give this approach the most weight.

The board of review's preparer of evidence was not present or called to testify about their qualifications, identify their work, testify about the contents of the evidence, the conclusions or be cross-examined by the appellant, intervenors and the Property Tax Appeal Board. The board of review's representative testified that the analysis was prepared by Lilybeth Kafka, an analyst for the board of review, and that she was not present to testify at the hearing. Therefore, the Board finds the opinions in the board of review's condominium analysis is accorded no weight.

The Board finds the best evidence to be the appellant's appraisal. As to the subject's market value, the Board finds that the appellant's appraiser utilized two of the three traditional approaches to value in developing the subject's market value, The Board finds this appraisal to be persuasive for the appraiser: has extensive experience in appraising and assessing property; personally inspected the subject property; utilized market data in undertaking the approaches to value; and lastly, used similar properties in the sales comparison approach while providing sufficient detail regarding each sale, as well as adjustments.

Therefore, the Board finds that the subject property had a market value of \$23,960,000 for the tax year 2012. Since the market value of the subject has been established, the level of assessment as determined by the Cook County Classification Ordinance for class 2, residential property of 10% shall apply. In applying this level of assessment to the subject, the total assessed value is \$2,396,000 while the subject's current total assessed value is above this amount at \$5,158,886. Therefore, the Board finds that a reduction is warranted.

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



Acting 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:

June 23, 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.