



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

APPELLANT: Ashton Condominium Assoc.
DOCKET NO.: 12-34765.001-R-1 through 12-34765.240-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ashton Condominium Assoc., the appellant, by attorney Dean M. Victor of Foley & Lardner LLP in Chicago; and the Cook County Board of Review.

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.

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 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
12-34765.001-R-1	08-15-300-017-1001	1,076	4,869	\$ 5,945
12-34765.002-R-1	08-15-300-017-1002	1,076	4,869	\$ 5,945
12-34765.003-R-1	08-15-300-017-1003	1,076	4,869	\$ 5,945
12-34765.004-R-1	08-15-300-017-1004	1,076	4,869	\$ 5,945
12-34765.005-R-1	08-15-300-017-1005	1,076	4,869	\$ 5,945
12-34765.006-R-1	08-15-300-017-1006	1,076	4,869	\$ 5,945
12-34765.007-R-1	08-15-300-017-1007	1,076	4,869	\$ 5,945
12-34765.008-R-1	08-15-300-017-1008	1,076	4,869	\$ 5,945
12-34765.009-R-1	08-15-300-017-1009	979	4,433	\$ 5,412
12-34765.010-R-1	08-15-300-017-1010	979	4,433	\$ 5,412
12-34765.011-R-1	08-15-300-017-1011	1,363	6,170	\$ 7,533
12-34765.012-R-1	08-15-300-017-1012	1,363	6,170	\$ 7,533
12-34765.013-R-1	08-15-300-017-1013	1,363	6,170	\$ 7,533
12-34765.014-R-1	08-15-300-017-1014	1,363	6,170	\$ 7,533
12-34765.015-R-1	08-15-300-017-1015	979	4,433	\$ 5,412
12-34765.016-R-1	08-15-300-017-1016	979	4,433	\$ 5,412
12-34765.017-R-1	08-15-300-017-1017	1,400	6,339	\$ 7,739

12-34765.018-R-1	08-15-300-017-1018	1,400	6,339	\$ 7,739
12-34765.019-R-1	08-15-300-017-1019	1,400	6,339	\$ 7,739
12-34765.020-R-1	08-15-300-017-1020	1,400	6,339	\$ 7,739
12-34765.021-R-1	08-15-300-017-1021	979	4,433	\$ 5,412
12-34765.022-R-1	08-15-300-017-1022	979	4,433	\$ 5,412
12-34765.023-R-1	08-15-300-017-1023	1,363	6,170	\$ 7,533
12-34765.024-R-1	08-15-300-017-1024	1,363	6,170	\$ 7,533
12-34765.025-R-1	08-15-300-017-1025	1,363	6,170	\$ 7,533
12-34765.026-R-1	08-15-300-017-1026	1,363	6,170	\$ 7,533
12-34765.027-R-1	08-15-300-017-1027	979	4,433	\$ 5,412
12-34765.028-R-1	08-15-300-017-1028	979	4,433	\$ 5,412
12-34765.029-R-1	08-15-300-017-1029	979	4,433	\$ 5,412
12-34765.030-R-1	08-15-300-017-1030	979	4,433	\$ 5,412
12-34765.031-R-1	08-15-300-017-1031	979	4,433	\$ 5,412
12-34765.032-R-1	08-15-300-017-1032	979	4,433	\$ 5,412
12-34765.033-R-1	08-15-300-017-1033	979	4,433	\$ 5,412
12-34765.034-R-1	08-15-300-017-1034	979	4,433	\$ 5,412
12-34765.035-R-1	08-15-300-017-1035	979	4,433	\$ 5,412
12-34765.036-R-1	08-15-300-017-1036	979	4,433	\$ 5,412
12-34765.037-R-1	08-15-300-017-1037	956	4,327	\$ 5,283
12-34765.038-R-1	08-15-300-017-1038	956	4,327	\$ 5,283
12-34765.039-R-1	08-15-300-017-1039	956	4,327	\$ 5,283
12-34765.040-R-1	08-15-300-017-1040	956	4,327	\$ 5,283
12-34765.041-R-1	08-15-300-017-1041	956	4,327	\$ 5,283
12-34765.042-R-1	08-15-300-017-1042	956	4,327	\$ 5,283
12-34765.043-R-1	08-15-300-017-1043	956	4,327	\$ 5,283
12-34765.044-R-1	08-15-300-017-1044	956	4,327	\$ 5,283
12-34765.045-R-1	08-15-300-017-1045	1,400	6,339	\$ 7,739
12-34765.046-R-1	08-15-300-017-1046	1,400	6,339	\$ 7,739
12-34765.047-R-1	08-15-300-017-1047	1,400	6,339	\$ 7,739
12-34765.048-R-1	08-15-300-017-1048	1,400	6,339	\$ 7,739
12-34765.049-R-1	08-15-300-017-1049	979	4,433	\$ 5,412
12-34765.050-R-1	08-15-300-017-1050	979	4,433	\$ 5,412
12-34765.051-R-1	08-15-300-017-1051	1,363	6,170	\$ 7,533
12-34765.052-R-1	08-15-300-017-1052	1,363	6,170	\$ 7,533
12-34765.053-R-1	08-15-300-017-1053	1,363	6,170	\$ 7,533
12-34765.054-R-1	08-15-300-017-1054	1,363	6,170	\$ 7,533
12-34765.055-R-1	08-15-300-017-1055	979	4,433	\$ 5,412
12-34765.056-R-1	08-15-300-017-1056	979	4,433	\$ 5,412
12-34765.057-R-1	08-15-300-017-1057	1,400	6,339	\$ 7,739
12-34765.058-R-1	08-15-300-017-1058	1,400	6,339	\$ 7,739
12-34765.059-R-1	08-15-300-017-1059	1,400	6,339	\$ 7,739
12-34765.060-R-1	08-15-300-017-1060	1,400	6,339	\$ 7,739
12-34765.061-R-1	08-15-300-017-1061	956	4,327	\$ 5,283
12-34765.062-R-1	08-15-300-017-1062	956	4,327	\$ 5,283
12-34765.063-R-1	08-15-300-017-1063	956	4,327	\$ 5,283

12-34765.064-R-1	08-15-300-017-1064	956	4,327	\$ 5,283
12-34765.065-R-1	08-15-300-017-1065	956	4,327	\$ 5,283
12-34765.066-R-1	08-15-300-017-1066	956	4,327	\$ 5,283
12-34765.067-R-1	08-15-300-017-1067	956	4,327	\$ 5,283
12-34765.068-R-1	08-15-300-017-1068	956	4,327	\$ 5,283
12-34765.069-R-1	08-15-300-017-1069	956	4,327	\$ 5,283
12-34765.070-R-1	08-15-300-017-1070	956	4,327	\$ 5,283
12-34765.071-R-1	08-15-300-017-1071	956	4,327	\$ 5,283
12-34765.072-R-1	08-15-300-017-1072	956	4,327	\$ 5,283
12-34765.073-R-1	08-15-300-017-1073	956	4,327	\$ 5,283
12-34765.074-R-1	08-15-300-017-1074	956	4,327	\$ 5,283
12-34765.075-R-1	08-15-300-017-1075	956	4,327	\$ 5,283
12-34765.076-R-1	08-15-300-017-1076	956	4,327	\$ 5,283
12-34765.077-R-1	08-15-300-017-1077	956	4,327	\$ 5,283
12-34765.078-R-1	08-15-300-017-1078	956	4,327	\$ 5,283
12-34765.079-R-1	08-15-300-017-1079	956	4,327	\$ 5,283
12-34765.080-R-1	08-15-300-017-1080	956	4,327	\$ 5,283
12-34765.081-R-1	08-15-300-017-1081	956	4,327	\$ 5,283
12-34765.082-R-1	08-15-300-017-1082	956	4,327	\$ 5,283
12-34765.083-R-1	08-15-300-017-1083	956	4,327	\$ 5,283
12-34765.084-R-1	08-15-300-017-1084	956	4,327	\$ 5,283
12-34765.085-R-1	08-15-300-017-1085	953	4,459	\$ 5,412
12-34765.086-R-1	08-15-300-017-1086	979	4,433	\$ 5,412
12-34765.087-R-1	08-15-300-017-1087	1,363	6,170	\$ 7,533
12-34765.088-R-1	08-15-300-017-1088	1,363	6,170	\$ 7,533
12-34765.089-R-1	08-15-300-017-1089	1,363	6,170	\$ 7,533
12-34765.090-R-1	08-15-300-017-1090	1,363	6,170	\$ 7,533
12-34765.091-R-1	08-15-300-017-1091	979	4,433	\$ 5,412
12-34765.092-R-1	08-15-300-017-1092	979	4,433	\$ 5,412
12-34765.093-R-1	08-15-300-017-1093	1,076	4,869	\$ 5,945
12-34765.094-R-1	08-15-300-017-1094	1,076	4,869	\$ 5,945
12-34765.095-R-1	08-15-300-017-1095	1,076	4,869	\$ 5,945
12-34765.096-R-1	08-15-300-017-1096	1,076	4,869	\$ 5,945
12-34765.097-R-1	08-15-300-017-1097	1,076	4,869	\$ 5,945
12-34765.098-R-1	08-15-300-017-1098	1,076	4,869	\$ 5,945
12-34765.099-R-1	08-15-300-017-1099	1,076	4,869	\$ 5,945
12-34765.100-R-1	08-15-300-017-1100	1,076	4,869	\$ 5,945
12-34765.101-R-1	08-15-300-017-1101	956	4,327	\$ 5,283
12-34765.102-R-1	08-15-300-017-1102	956	4,327	\$ 5,283
12-34765.103-R-1	08-15-300-017-1103	956	4,327	\$ 5,283
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12-34765.105-R-1	08-15-300-017-1105	956	4,327	\$ 5,283
12-34765.106-R-1	08-15-300-017-1106	956	4,327	\$ 5,283
12-34765.107-R-1	08-15-300-017-1107	956	4,327	\$ 5,283
12-34765.108-R-1	08-15-300-017-1108	956	4,327	\$ 5,283
12-34765.109-R-1	08-15-300-017-1109	1,076	4,869	\$ 5,945

12-34765.110-R-1	08-15-300-017-1110	1,076	4,869	\$ 5,945
12-34765.111-R-1	08-15-300-017-1111	1,076	4,869	\$ 5,945
12-34765.112-R-1	08-15-300-017-1112	1,076	4,869	\$ 5,945
12-34765.113-R-1	08-15-300-017-1113	1,076	4,869	\$ 5,945
12-34765.114-R-1	08-15-300-017-1114	1,076	4,869	\$ 5,945
12-34765.115-R-1	08-15-300-017-1115	1,076	4,869	\$ 5,945
12-34765.116-R-1	08-15-300-017-1116	1,076	4,869	\$ 5,945
12-34765.117-R-1	08-15-300-017-1117	1,400	6,339	\$ 7,739
12-34765.118-R-1	08-15-300-017-1118	1,400	6,339	\$ 7,739
12-34765.119-R-1	08-15-300-017-1119	1,400	6,339	\$ 7,739
12-34765.120-R-1	08-15-300-017-1120	1,400	6,339	\$ 7,739
12-34765.121-R-1	08-15-300-017-1121	1,076	4,869	\$ 5,945
12-34765.122-R-1	08-15-300-017-1122	1,076	4,869	\$ 5,945
12-34765.123-R-1	08-15-300-017-1123	1,076	4,869	\$ 5,945
12-34765.124-R-1	08-15-300-017-1124	1,076	4,869	\$ 5,945
12-34765.125-R-1	08-15-300-017-1125	1,076	4,869	\$ 5,945
12-34765.126-R-1	08-15-300-017-1126	1,076	4,869	\$ 5,945
12-34765.127-R-1	08-15-300-017-1127	1,076	4,869	\$ 5,945
12-34765.128-R-1	08-15-300-017-1128	1,076	4,869	\$ 5,945
12-34765.129-R-1	08-15-300-017-1129	979	4,433	\$ 5,412
12-34765.130-R-1	08-15-300-017-1130	979	4,433	\$ 5,412
12-34765.131-R-1	08-15-300-017-1131	1,363	6,170	\$ 7,533
12-34765.132-R-1	08-15-300-017-1132	1,363	6,170	\$ 7,533
12-34765.133-R-1	08-15-300-017-1133	1,363	6,170	\$ 7,533
12-34765.134-R-1	08-15-300-017-1134	1,363	6,170	\$ 7,533
12-34765.135-R-1	08-15-300-017-1135	979	4,433	\$ 5,412
12-34765.136-R-1	08-15-300-017-1136	979	4,433	\$ 5,412
12-34765.137-R-1	08-15-300-017-1137	1,400	6,339	\$ 7,739
12-34765.138-R-1	08-15-300-017-1138	1,400	6,339	\$ 7,739
12-34765.139-R-1	08-15-300-017-1139	1,400	6,339	\$ 7,739
12-34765.140-R-1	08-15-300-017-1140	1,400	6,339	\$ 7,739
12-34765.141-R-1	08-15-300-017-1141	979	4,433	\$ 5,412
12-34765.142-R-1	08-15-300-017-1142	979	4,433	\$ 5,412
12-34765.143-R-1	08-15-300-017-1143	1,363	6,170	\$ 7,533
12-34765.144-R-1	08-15-300-017-1144	1,363	6,170	\$ 7,533
12-34765.145-R-1	08-15-300-017-1145	1,363	6,170	\$ 7,533
12-34765.146-R-1	08-15-300-017-1146	1,363	6,170	\$ 7,533
12-34765.147-R-1	08-15-300-017-1147	979	4,433	\$ 5,412
12-34765.148-R-1	08-15-300-017-1148	979	4,433	\$ 5,412
12-34765.149-R-1	08-15-300-017-1149	979	4,433	\$ 5,412
12-34765.150-R-1	08-15-300-017-1150	979	4,433	\$ 5,412
12-34765.151-R-1	08-15-300-017-1151	979	4,433	\$ 5,412
12-34765.152-R-1	08-15-300-017-1152	979	4,433	\$ 5,412
12-34765.153-R-1	08-15-300-017-1153	979	4,433	\$ 5,412
12-34765.154-R-1	08-15-300-017-1154	979	4,433	\$ 5,412
12-34765.155-R-1	08-15-300-017-1155	979	4,433	\$ 5,412

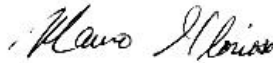
12-34765.156-R-1	08-15-300-017-1156	979	4,433	\$ 5,412
12-34765.157-R-1	08-15-300-017-1157	956	4,327	\$ 5,283
12-34765.158-R-1	08-15-300-017-1158	956	4,327	\$ 5,283
12-34765.159-R-1	08-15-300-017-1159	956	4,327	\$ 5,283
12-34765.160-R-1	08-15-300-017-1160	956	4,327	\$ 5,283
12-34765.161-R-1	08-15-300-017-1161	956	4,327	\$ 5,283
12-34765.162-R-1	08-15-300-017-1162	956	4,327	\$ 5,283
12-34765.163-R-1	08-15-300-017-1163	956	4,327	\$ 5,283
12-34765.164-R-1	08-15-300-017-1164	956	4,327	\$ 5,283
12-34765.165-R-1	08-15-300-017-1165	1,400	6,339	\$ 7,739
12-34765.166-R-1	08-15-300-017-1166	1,400	6,339	\$ 7,739
12-34765.167-R-1	08-15-300-017-1167	1,400	6,339	\$ 7,739
12-34765.168-R-1	08-15-300-017-1168	1,400	6,339	\$ 7,739
12-34765.169-R-1	08-15-300-017-1169	979	4,433	\$ 5,412
12-34765.170-R-1	08-15-300-017-1170	979	4,433	\$ 5,412
12-34765.171-R-1	08-15-300-017-1171	1,363	6,170	\$ 7,533
12-34765.172-R-1	08-15-300-017-1172	1,363	6,170	\$ 7,533
12-34765.173-R-1	08-15-300-017-1173	1,363	6,170	\$ 7,533
12-34765.174-R-1	08-15-300-017-1174	1,363	6,170	\$ 7,533
12-34765.175-R-1	08-15-300-017-1175	979	4,433	\$ 5,412
12-34765.176-R-1	08-15-300-017-1176	979	4,433	\$ 5,412
12-34765.177-R-1	08-15-300-017-1177	1,400	6,339	\$ 7,739
12-34765.178-R-1	08-15-300-017-1178	1,400	6,339	\$ 7,739
12-34765.179-R-1	08-15-300-017-1179	1,400	6,339	\$ 7,739
12-34765.180-R-1	08-15-300-017-1180	1,400	6,339	\$ 7,739
12-34765.181-R-1	08-15-300-017-1181	956	4,327	\$ 5,283
12-34765.182-R-1	08-15-300-017-1182	956	4,327	\$ 5,283
12-34765.183-R-1	08-15-300-017-1183	956	4,327	\$ 5,283
12-34765.184-R-1	08-15-300-017-1184	956	4,327	\$ 5,283
12-34765.185-R-1	08-15-300-017-1185	956	4,327	\$ 5,283
12-34765.186-R-1	08-15-300-017-1186	956	4,327	\$ 5,283
12-34765.187-R-1	08-15-300-017-1187	956	4,327	\$ 5,283
12-34765.188-R-1	08-15-300-017-1188	956	4,327	\$ 5,283
12-34765.189-R-1	08-15-300-017-1189	956	4,327	\$ 5,283
12-34765.190-R-1	08-15-300-017-1190	956	4,327	\$ 5,283
12-34765.191-R-1	08-15-300-017-1191	956	4,327	\$ 5,283
12-34765.192-R-1	08-15-300-017-1192	956	4,327	\$ 5,283
12-34765.193-R-1	08-15-300-017-1193	956	4,327	\$ 5,283
12-34765.194-R-1	08-15-300-017-1194	956	4,327	\$ 5,283
12-34765.195-R-1	08-15-300-017-1195	956	4,327	\$ 5,283
12-34765.196-R-1	08-15-300-017-1196	956	4,327	\$ 5,283
12-34765.197-R-1	08-15-300-017-1197	956	4,327	\$ 5,283
12-34765.198-R-1	08-15-300-017-1198	956	4,327	\$ 5,283
12-34765.199-R-1	08-15-300-017-1199	956	4,327	\$ 5,283
12-34765.200-R-1	08-15-300-017-1200	956	4,327	\$ 5,283
12-34765.201-R-1	08-15-300-017-1201	956	4,327	\$ 5,283

12-34765.202-R-1	08-15-300-017-1202	956	4,327	\$ 5,283
12-34765.203-R-1	08-15-300-017-1203	956	4,327	\$ 5,283
12-34765.204-R-1	08-15-300-017-1204	956	4,327	\$ 5,283
12-34765.205-R-1	08-15-300-017-1205	953	4,459	\$ 5,412
12-34765.206-R-1	08-15-300-017-1206	979	4,433	\$ 5,412
12-34765.207-R-1	08-15-300-017-1207	1,363	6,170	\$ 7,533
12-34765.208-R-1	08-15-300-017-1208	1,363	6,170	\$ 7,533
12-34765.209-R-1	08-15-300-017-1209	1,363	6,170	\$ 7,533
12-34765.210-R-1	08-15-300-017-1210	1,363	6,170	\$ 7,533
12-34765.211-R-1	08-15-300-017-1211	979	4,433	\$ 5,412
12-34765.212-R-1	08-15-300-017-1212	979	4,433	\$ 5,412
12-34765.213-R-1	08-15-300-017-1213	1,076	4,869	\$ 5,945
12-34765.214-R-1	08-15-300-017-1214	1,076	4,869	\$ 5,945
12-34765.215-R-1	08-15-300-017-1215	1,076	4,869	\$ 5,945
12-34765.216-R-1	08-15-300-017-1216	1,076	4,869	\$ 5,945
12-34765.217-R-1	08-15-300-017-1217	1,076	4,869	\$ 5,945
12-34765.218-R-1	08-15-300-017-1218	1,076	4,869	\$ 5,945
12-34765.219-R-1	08-15-300-017-1219	1,076	4,869	\$ 5,945
12-34765.220-R-1	08-15-300-017-1220	1,076	4,869	\$ 5,945
12-34765.221-R-1	08-15-300-017-1221	956	4,327	\$ 5,283
12-34765.222-R-1	08-15-300-017-1222	956	4,327	\$ 5,283
12-34765.223-R-1	08-15-300-017-1223	956	4,327	\$ 5,283
12-34765.224-R-1	08-15-300-017-1224	956	4,327	\$ 5,283
12-34765.225-R-1	08-15-300-017-1225	956	4,327	\$ 5,283
12-34765.226-R-1	08-15-300-017-1226	956	4,327	\$ 5,283
12-34765.227-R-1	08-15-300-017-1227	956	4,327	\$ 5,283
12-34765.228-R-1	08-15-300-017-1228	956	4,327	\$ 5,283
12-34765.229-R-1	08-15-300-017-1229	1,076	4,869	\$ 5,945
12-34765.230-R-1	08-15-300-017-1230	1,076	4,869	\$ 5,945
12-34765.231-R-1	08-15-300-017-1231	1,076	4,869	\$ 5,945
12-34765.232-R-1	08-15-300-017-1232	1,076	4,869	\$ 5,945
12-34765.233-R-1	08-15-300-017-1233	1,076	4,869	\$ 5,945
12-34765.234-R-1	08-15-300-017-1234	1,076	4,869	\$ 5,945
12-34765.235-R-1	08-15-300-017-1235	1,076	4,869	\$ 5,945
12-34765.236-R-1	08-15-300-017-1236	1,076	4,869	\$ 5,945
12-34765.237-R-1	08-15-300-017-1237	1,400	6,339	\$ 7,739
12-34765.238-R-1	08-15-300-017-1238	1,400	6,339	\$ 7,739
12-34765.239-R-1	08-15-300-017-1239	1,400	6,339	\$ 7,739
12-34765.240-R-1	08-15-300-017-1240	1,400	6,339	\$ 7,739

Subject only to the State multiplier as applicable.

(Continued on Page 7)

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.