



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

APPELLANT: Hickory Hills Court Condominium Assoc.  
DOCKET NO.: 12-35622.001-R-1 through 12-35622.030-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Hickory Hills Court Condominium Assoc., the appellant, by attorney Timothy E. Moran of Schmidt Salzman & Moran, Ltd., 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
12-35622.001-R-1	18-35-308-039-1001	533	6,498	\$7,031
12-35622.002-R-1	18-35-308-039-1002	524	6,396	\$6,920
12-35622.003-R-1	18-35-308-039-1003	541	6,601	\$7,142
12-35622.004-R-1	18-35-308-039-1004	533	6,498	\$7,031
12-35622.005-R-1	18-35-308-039-1005	533	6,498	\$7,031
12-35622.006-R-1	18-35-308-039-1006	541	6,601	\$7,142
12-35622.007-R-1	18-35-308-039-1007	533	6,498	\$7,031
12-35622.008-R-1	18-35-308-039-1008	533	6,498	\$7,031
12-35622.009-R-1	18-35-308-039-1009	541	6,601	\$7,142
12-35622.010-R-1	18-35-308-039-1010	588	7,175	\$7,763
12-35622.011-R-1	18-35-308-039-1011	588	7,175	\$7,763
12-35622.012-R-1	18-35-308-039-1012	580	7,072	\$7,652
12-35622.013-R-1	18-35-308-039-1013	588	7,175	\$7,763
12-35622.014-R-1	18-35-308-039-1014	605	7,380	\$7,985
12-35622.015-R-1	18-35-308-039-1015	605	7,380	\$7,985
12-35622.016-R-1	18-35-308-039-1016	605	7,380	\$7,985
12-35622.017-R-1	18-35-308-039-1017	605	7,380	\$7,985

12-35622.018-R-1	18-35-308-039-1018	605	7,380	\$7,985
12-35622.019-R-1	18-35-308-039-1019	605	7,380	\$7,985
12-35622.020-R-1	18-35-308-039-1020	605	7,380	\$7,985
12-35622.021-R-1	18-35-308-039-1021	605	7,380	\$7,985
12-35622.022-R-1	18-35-308-039-1022	533	6,498	\$7,031
12-35622.023-R-1	18-35-308-039-1023	523	6,375	\$6,898
12-35622.024-R-1	18-35-308-039-1024	541	6,601	\$7,142
12-35622.025-R-1	18-35-308-039-1025	533	6,498	\$7,031
12-35622.026-R-1	18-35-308-039-1026	533	6,498	\$7,031
12-35622.027-R-1	18-35-308-039-1027	541	6,601	\$7,142
12-35622.028-R-1	18-35-308-039-1028	533	6,498	\$7,031
12-35622.029-R-1	18-35-308-039-1029	533	6,498	\$7,031
12-35622.030-R-1	18-35-308-039-1030	541	6,601	\$7,142

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



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.