



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

APPELLANT: Ashbury Woods Association  
DOCKET NO.: 12-35976.001-R-2 through 12-35976.066-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ashbury Woods Association, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review; and Lemont Township High School Dist. No. 210, intervenor, by attorney Scott E. Nemanich of Klein, Thorpe, & Jenkins, Ltd. in Orland Park.

Prior to the hearing the appellant and intervenor reached an agreement as to the correct assessment of the subject property.<sup>1</sup> 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
12-35976.001-R-2	22-32-210-042-0000	1,627	27,756	\$29,383
12-35976.002-R-2	22-32-210-054-0000	1,404	27,756	\$29,160
12-35976.003-R-2	22-32-211-005-0000	1,522	27,756	\$29,278
12-35976.004-R-2	22-32-211-031-0000	1,655	27,756	\$29,411
12-35976.005-R-2	22-32-211-035-0000	1,655	27,756	\$29,411
12-35976.006-R-2	22-32-212-005-0000	1,655	27,756	\$29,411
12-35976.007-R-2	22-32-212-009-0000	1,655	27,756	\$29,411
12-35976.008-R-2	22-33-106-017-0000	1,608	27,756	\$29,364
12-35976.009-R-2	22-33-106-020-0000	1,569	27,756	\$29,325
12-35976.010-R-2	22-33-108-018-0000	1,623	27,756	\$29,379
12-35976.011-R-2	22-33-108-022-0000	1,657	27,756	\$29,413
12-35976.012-R-2	22-33-108-029-0000	1,673	27,756	\$29,429
12-35976.013-R-2	22-32-210-017-0000	1,674	28,062	\$29,736
12-35976.014-R-2	22-32-210-027-0000	996	29,688	\$30,684

<sup>1</sup> By letter dated March 22, 2018, the Cook County Board of Review was found to be in default because it had submitted no evidence to support its contention of the correct assessment. Subsequent to the default the Cook County Board of Review submitted its "Board of Review Notes on Appeal" wherein it indicated its willingness to stipulate to a revised assessment of \$1,934,717 as a "rollover" of a decision issued by the Property Tax Appeal Board for the prior tax year in Docket No. 11-25283-R-3, which is less than the total assessment agreed to by the appellant and the intervenor in the 2012 appeal.

12-35976.015-R-2	22-32-210-031-0000	955	28,457	\$29,412
12-35976.016-R-2	22-32-210-032-0000	958	28,457	\$29,415
12-35976.017-R-2	22-32-210-034-0000	1,392	28,062	\$29,454
12-35976.018-R-2	22-32-210-035-0000	1,038	28,457	\$29,495
12-35976.019-R-2	22-32-210-036-0000	1,041	28,457	\$29,498
12-35976.020-R-2	22-32-210-037-0000	1,568	28,062	\$29,630
12-35976.021-R-2	22-32-210-038-0000	1,481	28,062	\$29,543
12-35976.022-R-2	22-32-210-039-0000	993	28,457	\$29,450
12-35976.023-R-2	22-32-210-041-0000	1,545	28,062	\$29,607
12-35976.024-R-2	22-32-210-043-0000	994	28,457	\$29,451
12-35976.025-R-2	22-32-210-053-0000	1,479	28,062	\$29,541
12-35976.026-R-2	22-32-211-009-0000	1,416	28,062	\$29,478
12-35976.027-R-2	22-32-211-014-0000	977	28,457	\$29,434
12-35976.028-R-2	22-32-211-023-0000	1,537	28,062	\$29,599
12-35976.029-R-2	22-32-211-025-0000	1,025	28,457	\$29,482
12-35976.030-R-2	22-32-211-027-0000	1,537	28,062	\$29,599
12-35976.031-R-2	22-32-211-030-0000	1,537	28,062	\$29,599
12-35976.032-R-2	22-32-211-039-0000	1,537	28,062	\$29,599
12-35976.033-R-2	22-32-211-040-0000	1,025	28,457	\$29,482
12-35976.034-R-2	22-32-211-042-0000	1,537	28,062	\$29,599
12-35976.035-R-2	22-32-212-008-0000	1,537	28,062	\$29,599
12-35976.037-R-2	22-33-106-013-0000	1,475	28,062	\$29,537
12-35976.038-R-2	22-33-106-016-0000	1,394	28,062	\$29,456
12-35976.039-R-2	22-33-106-018-0000	1,000	28,457	\$29,457
12-35976.040-R-2	22-33-106-019-0000	1,004	28,457	\$29,461
12-35976.041-R-2	22-33-108-014-0000	1,500	28,062	\$29,562
12-35976.042-R-2	22-33-108-023-0000	1,030	28,457	\$29,487
12-35976.043-R-2	22-33-108-026-0000	1,537	28,062	\$29,599
12-35976.044-R-2	22-33-108-030-0000	1,511	28,062	\$29,573
12-35976.045-R-2	22-33-108-031-0000	1,165	26,892	\$28,057
12-35976.046-R-2	22-32-210-040-0000	998	29,688	\$30,686
12-35976.047-R-2	22-32-210-048-0000	980	29,688	\$30,668
12-35976.048-R-2	22-32-210-056-0000	1,120	29,136	\$30,256
12-35976.049-R-2	22-32-210-057-0000	999	29,688	\$30,687
12-35976.050-R-2	22-32-211-010-0000	979	29,688	\$30,667
12-35976.051-R-2	22-32-211-011-0000	1,135	29,136	\$30,271
12-35976.052-R-2	22-32-211-015-0000	1,129	29,136	\$30,265
12-35976.053-R-2	22-32-211-024-0000	1,182	29,136	\$30,318
12-35976.054-R-2	22-32-211-032-0000	1,182	29,136	\$30,318
12-35976.055-R-2	22-32-211-033-0000	1,182	29,136	\$30,318
12-35976.056-R-2	22-32-211-036-0000	1,182	29,136	\$30,318
12-35976.057-R-2	22-32-211-037-0000	1,182	29,136	\$30,318
12-35976.058-R-2	22-32-211-041-0000	1,182	29,136	\$30,318
12-35976.059-R-2	22-32-212-007-0000	1,025	29,688	\$30,713
12-35976.060-R-2	22-32-212-014-0000	1,025	29,688	\$30,713
12-35976.061-R-2	22-32-212-015-0000	1,301	29,688	\$30,989

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12-35976.062-R-2	22-33-106-015-0000	1,140	29,136	\$30,276
12-35976.063-R-2	22-33-108-015-0000	1,156	29,136	\$30,292
12-35976.064-R-2	22-33-108-016-0000	1,004	29,688	\$30,692
12-35976.065-R-2	22-33-108-024-0000	1,034	29,688	\$30,722
12-35976.066-R-2	22-33-108-027-0000	1,025	29,688	\$30,713

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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



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: October 20, 2020



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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