



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

APPELLANT: Centro Properties  
DOCKET NO.: 13-04370.001-C-3 through 13-04370.010-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Centro Properties, the appellant, by attorney Patrick J. Cullerton, of Thompson Coburn LLP in Chicago; the St. Clair County Board of Review; Southwestern Illinois College #522, intervenor, by attorney Garrett P. Hoerner of Becker, Paulson, Hoerner & Thompson P.C. in Belleville, and Pontiac S.D. #105, intervenor, by attorney Larry O. Brockman of Larry O. Brockman, Ltd. in Swansea.

Prior to the hearing the parties 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 **St. Clair** 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>
13-04370.001-C-3	03-28.0-401-025	57,442	92,485	\$149,927
13-04370.002-C-3	03-28.0-401-027	151,901	386,564	\$538,465
13-04370.003-C-3	03-28.0-401-028	93,067	268,339	\$361,406
13-04370.004-C-3	03-28.0-401-029	49,751	268,499	\$318,250
13-04370.005-C-3	03-28.0-401-031	52,337	66,727	\$119,064
13-04370.006-C-3	03-28.0-401-032	198,999	128,227	\$327,226
13-04370.007-C-3	03-28.0-401-033	199,066	374,740	\$573,806
13-04370.008-C-3	03-28.0-401-034	130,265	281,721	\$411,986
13-04370.009-C-3	03-28.0-401-035	421,838	665,604	\$1,087,442
13-04370.010-C-3	03-28.0-401-039	19,896	0	\$19,896

<sup>1</sup> The intervenors adopted the board of review's evidence and is bound by the stipulation pursuant to Property Tax Appeal Board rule 1910.99

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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.

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Chairman

*Klaus Albino*

\_\_\_\_\_  
Member

*[Signature]*

\_\_\_\_\_  
Member

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Member

*Jerry White*

\_\_\_\_\_  
Acting Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: July 24, 2015

*[Signature]*

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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.