



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

APPELLANT: Mill Crossing of Yorkville Condo Association
DOCKET NO.: 13-05044.001-R-2 through 13-05044.011-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mill Crossing of Yorkville Condo Association, the appellant, by attorney Joanne Elliott of Elliott & Associates, P.C., in Des Plaines; and the Kendall County Board of Review.

The record in this appeal contains a proposed assessments for the subject parcels submitted by the board of review. The appellant was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant responded to the Property Tax Appeal Board by the established deadline accepting the proposed assessments 10 of the 11 parcels. However, the parties reached an agreement as to the correct assessment of the one remaining parcel under Docket Number 13-05044.010-R-1.

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 finds the agreement by the parties 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 **Kendall County Board of Review** is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
13-05044.001-R-2	02-11-351-013	5,254	28,271	\$33,525
13-05044.002-R-2	02-11-351-017	5,254	32,344	\$37,598
13-05044.003-R-2	02-11-351-027	5,254	29,746	\$35,000
13-05044.004-R-2	02-11-351-035	5,254	28,271	\$33,525
13-05044.005-R-2	02-11-351-039	5,254	28,271	\$33,525
13-05044.006-R-2	02-11-351-045	5,254	28,271	\$33,525
13-05044.007-R-2	02-11-371-011	5,254	28,271	\$33,525
13-05044.008-R-2	02-11-375-018	5,254	22,746	\$28,000
13-05044.009-R-2	02-11-375-021	5,254	28,271	\$33,525
13-05044.010-R-2	02-11-376-018	4,913	13,485	\$18,398
13-05044.011-R-2	02-11-351-056	5,254	33,629	\$38,883

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.

Marc Albino

Chairman

K. L. Ferris

Member

[Signature]

Member

Robert J. Steffen

Member

Dane DeKimo

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: September 23, 2016

[Signature]

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.