



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

APPELLANT: The Fidelity Group, Ltd.  
DOCKET NO.: 14-01898.001-C-3 through 14-01898.003-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Fidelity Group, Ltd., the appellant, by attorney Michael B. Andre, of Eugene L. Griffin & Associates, Ltd. in Chicago; the Lake County Board of Review; the Village of Lake Zurich intervenor, by attorney Mallory A. Milluzzi of Klein Thorpe & Jenkins Ltd. in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review and appellant. The intervenor was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenor did not respond to the Property Tax Appeal Board by the established deadline.

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 that the assessed valuation proposed by the board of review and appellant 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 **Lake** 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>
14-01898.001-C-3	14-20-404-034	117,352	422,041	\$539,393
14-01898.002-C-3	14-20-404-044	13,629	0	\$13,629
14-01898.003-C-3	14-20-404-045	1,640,879	1,972,349	\$3,613,228

Subject only to the State multiplier as applicable.

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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.