



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

APPELLANT: Garfield Condominium Association
DOCKET NO.: 14-24268.001-R-3 through 14-24268.062-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Garfield Condominium Association, the appellant, by attorney Anita B. Mauro, of Thompson Coburn LLP in Chicago; the Cook County Board of Review; the Oak Park & River Forest H.S.D. #200, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago, and Oak Park S.D. #97, intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz Nicholas Lifton Taylor in Chicago.

Prior to the hearing the appellant and the intervenors reached an agreement as to the correct assessment of the subject property. The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
14-24268.001-R-3	16-18-405-014-1001	355	6,922	\$7,277
14-24268.002-R-3	16-18-405-014-1002	534	10,409	\$10,943
14-24268.003-R-3	16-18-405-014-1003	534	10,409	\$10,943
14-24268.004-R-3	16-18-405-014-1004	534	10,409	\$10,943
14-24268.005-R-3	16-18-405-014-1005	409	7,983	\$8,392
14-24268.006-R-3	16-18-405-014-1006	409	7,983	\$8,392
14-24268.007-R-3	16-18-405-014-1007	409	7,983	\$8,392
14-24268.008-R-3	16-18-405-014-1008	409	7,983	\$8,392
14-24268.009-R-3	16-18-405-014-1009	409	7,983	\$8,392
14-24268.010-R-3	16-18-405-014-1010	409	7,983	\$8,392
14-24268.011-R-3	16-18-405-014-1014	378	7,377	\$7,755
14-24268.012-R-3	16-18-405-014-1015	378	7,377	\$7,755
14-24268.013-R-3	16-18-405-014-1016	378	7,377	\$7,755
14-24268.014-R-3	16-18-405-014-1017	378	7,377	\$7,755
14-24268.015-R-3	16-18-405-014-1018	378	7,377	\$7,755
14-24268.016-R-3	16-18-405-014-1019	378	7,377	\$7,755

14-24268.017-R-3	16-18-405-014-1020	246	4,800	\$5,046
14-24268.018-R-3	16-18-405-014-1021	378	7,377	\$7,755
14-24268.019-R-3	16-18-405-014-1022	378	7,377	\$7,755
14-24268.020-R-3	16-18-405-014-1023	378	7,377	\$7,755
14-24268.021-R-3	16-18-405-014-1024	409	7,983	\$8,392
14-24268.022-R-3	16-18-405-014-1025	409	7,983	\$8,392
14-24268.023-R-3	16-18-405-014-1026	409	7,983	\$8,392
14-24268.024-R-3	16-18-405-014-1027	409	7,983	\$8,392
14-24268.025-R-3	16-18-405-014-1028	409	7,983	\$8,392
14-24268.026-R-3	16-18-405-014-1029	409	7,983	\$8,392
14-24268.027-R-3	16-18-405-014-1030	355	6,922	\$7,277
14-24268.028-R-3	16-18-405-014-1031	534	10,409	\$10,943
14-24268.029-R-3	16-18-405-014-1032	534	10,409	\$10,943
14-24268.030-R-3	16-18-405-014-1033	534	10,409	\$10,943
14-24268.031-R-3	16-18-405-014-1034	355	6,922	\$7,277
14-24268.032-R-3	16-18-405-014-1035	534	10,409	\$10,943
14-24268.033-R-3	16-18-405-014-1036	534	10,409	\$10,943
14-24268.034-R-3	16-18-405-014-1037	534	10,409	\$10,943
14-24268.035-R-3	16-18-405-014-1038	409	7,983	\$8,392
14-24268.036-R-3	16-18-405-014-1039	409	7,983	\$8,392
14-24268.037-R-3	16-18-405-014-1040	409	7,983	\$8,392
14-24268.038-R-3	16-18-405-014-1041	409	7,983	\$8,392
14-24268.039-R-3	16-18-405-014-1042	409	7,983	\$8,392
14-24268.040-R-3	16-18-405-014-1043	409	7,983	\$8,392
14-24268.041-R-3	16-18-405-014-1044	534	10,409	\$10,943
14-24268.042-R-3	16-18-405-014-1045	534	10,409	\$10,943
14-24268.043-R-3	16-18-405-014-1046	534	10,409	\$10,943
14-24268.044-R-3	16-18-405-014-1047	355	6,922	\$7,277
14-24268.045-R-3	16-18-405-014-1048	534	10,409	\$10,943
14-24268.046-R-3	16-18-405-014-1049	534	10,409	\$10,943
14-24268.047-R-3	16-18-405-014-1050	534	10,409	\$10,943
14-24268.048-R-3	16-18-405-014-1051	409	7,983	\$8,392
14-24268.049-R-3	16-18-405-014-1052	409	7,983	\$8,392
14-24268.050-R-3	16-18-405-014-1053	409	7,983	\$8,392
14-24268.051-R-3	16-18-405-014-1054	409	7,983	\$8,392
14-24268.052-R-3	16-18-405-014-1055	409	7,983	\$8,392
14-24268.053-R-3	16-18-405-014-1056	409	7,983	\$8,392
14-24268.054-R-3	16-18-405-014-1057	534	10,409	\$10,943
14-24268.055-R-3	16-18-405-014-1058	534	10,409	\$10,943
14-24268.056-R-3	16-18-405-014-1059	534	10,409	\$10,943
14-24268.057-R-3	16-18-405-014-1060	428	8,337	\$8,765
14-24268.058-R-3	16-18-405-014-1061	428	8,337	\$8,765
14-24268.059-R-3	16-18-405-014-1062	441	8,590	\$9,031
14-24268.060-R-3	16-18-405-014-1063	28	555	\$583
14-24268.061-R-3	16-18-405-014-1064	28	555	\$583
14-24268.062-R-3	16-18-405-014-1065	54	1,061	\$1,115

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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.



Chairman



Member



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: November 23, 2016



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.