



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

APPELLANT: Ranquist/Sandridge Apartments
DOCKET NO.: 17-38143.001-C-2 through 17-38143.015-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ranquist/Sandridge Apartments, the appellant, by attorney Caren Gertner of the Law Office of Gertner & Gertner, Ltd. in Chicago; the Cook County Board of Review; the City of Calumet City, intervenor, by attorney Elizabeth Shine Hermes of Odelson, Sterk, Murphy, Frazier and McGrath, Ltd. in Evergreen Park; Dolton School Dist. No. #149, intervenor, by attorney Eric T. Stach of Del Galdo Law Group, LLC in Berwyn; and Thornton Township High School Dist. No. 205, intervenor, by attorney John J. Murphy of Himes Petrarca & Fester Chtd in Chicago.

Prior to the hearing the appellant and the intervenors reached an agreement as to the correct assessment of the subject property. On August 15, 2019, the board of review was notified of this suggested agreement and given thirty (30) days to respond if the proposed assessment was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

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
17-38143.001-C-2	29-13-301-017-0000	13,624	0	\$13,624
17-38143.002-C-2	29-13-301-018-0000	18,957	60,079	\$79,036
17-38143.003-C-2	29-13-301-019-0000	15,218	67,915	\$83,133
17-38143.004-C-2	29-13-301-020-0000	15,054	67,917	\$82,971
17-38143.005-C-2	29-13-301-021-0000	16,500	67,938	\$84,438
17-38143.006-C-2	29-13-301-022-0000	13,677	68,066	\$81,743
17-38143.007-C-2	29-13-301-023-0000	16,936	68,458	\$85,394
17-38143.008-C-2	29-13-301-024-0000	16,221	68,450	\$84,671
17-38143.009-C-2	29-13-301-025-0000	14,880	68,259	\$83,139
17-38143.010-C-2	29-13-301-026-0000	14,880	28,784	\$43,664
17-38143.011-C-2	29-13-301-027-0000	16,604	68,498	\$85,102
17-38143.012-C-2	29-13-301-028-0000	9,095	2,408	\$11,503
17-38143.013-C-2	29-13-301-029-0000	16,779	68,510	\$85,289
17-38143.014-C-2	29-13-301-031-0000	8,443	607	\$9,050
17-38143.015-C-2	29-13-301-033-0000	2,243	0	\$2,243

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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. 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: September 15, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
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Springfield, IL 62706-4001

APPELLANT

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COUNTY

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INTERVENOR

City of Calumet City, by attorney:
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