



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

APPELLANT: Boreas, LLC  
DOCKET NO.: 18-00991.001-R-3 through 18-00991.039-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Boreas, LLC, the appellant, by attorney Patrick J. McNerney of Mayer Brown, LLP, in Chicago; and the Kane County Board of Review.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. 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 **Kane** 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
18-00991.001-R-3	15-15-328-031	3,974	15,402	\$19,376
18-00991.002-R-3	15-15-480-004	5,174	30,233	\$35,407
18-00991.003-R-3	15-16-101-008	7,593	24,836	\$32,429
18-00991.004-R-3	15-16-129-016	5,297	27,889	\$33,186
18-00991.005-R-3	15-16-154-008	3,974	17,287	\$21,261
18-00991.006-R-3	15-16-178-008	4,635	20,511	\$25,146
18-00991.007-R-3	15-16-230-003	4,635	27,313	\$31,948
18-00991.008-R-3	15-16-255-024	6,327	28,236	\$34,563
18-00991.009-R-3	15-16-276-002	4,635	23,174	\$27,809
18-00991.010-R-3	15-16-282-014	6,327	18,780	\$25,107
18-00991.011-R-3	15-16-428-004	3,796	20,778	\$24,574
18-00991.012-R-3	15-18-107-013	4,070	23,956	\$28,026
18-00991.013-R-3	15-18-427-027	6,327	27,129	\$33,456
18-00991.014-R-3	15-18-431-016	6,327	28,234	\$34,561
18-00991.015-R-3	15-18-432-034	6,327	26,302	\$32,629
18-00991.016-R-3	15-20-101-022	6,622	33,666	\$40,288
18-00991.017-R-3	15-20-234-010	5,190	34,198	\$39,388
18-00991.018-R-3	15-20-481-013	6,230	26,029	\$32,259
18-00991.019-R-3	15-21-151-022	4,918	26,740	\$31,658
18-00991.020-R-3	15-21-177-006	4,782	23,735	\$28,517
18-00991.021-R-3	15-23-152-004	2,975	16,265	\$19,240

18-00991.022-R-3	15-23-352-037	3,084	7,221	\$10,305
18-00991.023-R-3	15-23-376-001	3,256	19,317	\$22,573
18-00991.024-R-3	15-23-405-007	3,482	14,320	\$17,802
18-00991.025-R-3	15-26-179-029	2,448	19,948	\$22,396
18-00991.026-R-3	15-26-202-046	3,006	15,483	\$18,489
18-00991.027-R-3	15-27-105-001	1,909	11,196	\$13,105
18-00991.028-R-3	15-27-235-016	2,099	15,647	\$17,746
18-00991.029-R-3	15-27-255-031	2,199	21,976	\$24,175
18-00991.030-R-3	15-27-354-008	2,517	18,099	\$20,616
18-00991.031-R-3	15-27-354-015	2,694	25,567	\$28,261
18-00991.032-R-3	15-27-407-011	3,438	25,229	\$28,667
18-00991.033-R-3	15-27-401-052	2,751	25,226	\$27,977
18-00991.034-R-3	15-27-429-003	4,757	22,596	\$27,353
18-00991.035-R-3	15-28-127-003	1,914	15,607	\$17,521
18-00991.036-R-3	15-28-276-014	3,128	13,446	\$16,574
18-00991.037-R-3	15-29-228-020	2,648	5,973	\$ 8,621
18-00991.038-R-3	15-34-154-013	5,791	26,697	\$32,488
18-00991.039-R-3	15-34-178-012	3,576	17,133	\$20,709

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.

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Chairman





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Member

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Member





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Member

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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: July 16, 2019



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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 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  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Boreas, LLC, by attorney:  
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Chicago, IL 60606-4637

COUNTY

Kane County Board of Review  
Kane County Government Center  
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Geneva, IL 60134