



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

APPELLANT: WPT Inner Park Drive LLP
DOCKET NO.: 23-04405.001-I-3
PARCEL NO.: 18-1-14-25-00-000-001.002

The parties of record before the Property Tax Appeal Board are WPT Inner Park Drive LLP, the appellant, by attorney Patrick J. Cullerton of Thompson Coburn LLP in Chicago; the Madison County Board of Review; Southwestern Illinois College, intervenor, by attorney Garrett P. Hoerner of Becker, Hoerner & Ysursa P.C. in Belleville; Granite City Comm Unit School Dist. 9, and Metro East Sanitary District, intervenors, by attorney Thomas E. Schooley of Law Offices of Thomas E. Schooley in Granite City; and The Village of Pontoon Beach, intervenor, by attorney Tonya Genovese of The Gori Law Firm, P.C. in Edwardsville.

The record in this appeal contains valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant's documentation. The intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The Southwest Illinois College responded to the Property Tax Appeal Board by the established deadline and accepted the proposal. The other intervenors in the record 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 further finds that the assessment conclusion documented by the appellant and agreed to by the board of review and one intervenor is correct and that a reduction in the assessed valuation of the subject property 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 **Madison** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$1,762,130
IMPR.: \$15,569,470
TOTAL: \$17,331,600

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: _____

February 18, 2025



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
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APPELLANT

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COUNTY

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INTERVENOR

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