

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Concord Plaza Retirement Community
DOCKET NO.: 02-25326.001-R-3
PARCEL NO.: 15-06-100-016

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Concord Plaza Retirement Community, the appellant, by Attorney Gordon Millner and Attorney David Bass with the law firm of Thompson Coburn Fagel & Haber in Chicago; the Cook County Board of Review; and the three intervenors, Addison Creek River Conservancy District, Berkeley School District #87 and City of Northlake, all by Attorney Mark Chester with the law firm of Johnson & Colmar in Chicago.

Pursuant to Section 1910.73 of the PTAB's official rules, a pre-hearing conference was held at which time the proper notice having been given the appellant and the board of review appeared, but the intervenors failed to appear. As a result of said conference, the appellant and the board of review reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the PTAB.

Moreover, the intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenors did not respond to the PTAB by the established deadline.

After considering the evidence and reviewing the record, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. The PTAB further finds that the assessed valuation proposed by the appellant and the board of review is appropriate, without objection from the intervenors is appropriate.

Based on the facts and exhibits presented, the PTAB hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	309,694
IMPR.:	\$	490,306
TOTAL:	\$	800,000

Subject only to the State multiplier as applicable.

PTAB/kpp