



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

APPELLANT: Preston A. Higgins and Company  
DOCKET NO.: 15-27149.001-C-3 through 15-27149.029-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Preston A. Higgins and Company, the appellant, by attorney James E. Doherty, of Thomas M. Tully & Associates in Chicago; the Cook County Board of Review by assistant state's attorney Oscar Garcia with the Cook County State's; as well as the intervenor, Chicago Board Of Education, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

After several pre-hearing conferences, 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 **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
15-27149.001-C-3	25-04-208-002-0000	212,899	6,438	\$219,337
15-27149.002-C-3	25-04-208-003-0000	8,766	10,767	\$19,533
15-27149.003-C-3	25-04-400-055-0000	116,217	27,468	\$143,685
15-27149.004-C-3	25-04-400-056-0000	18,935	23,781	\$42,716
15-27149.005-C-3	25-04-400-057-0000	182,542	121,490	\$304,032
15-27149.006-C-3	25-04-400-058-0000	8,515	10,514	\$19,029
15-27149.007-C-3	25-04-400-059-0000	19,711	15,769	\$35,480
15-27149.008-C-3	25-04-400-061-0000	19,786	15,729	\$35,515
15-27149.009-C-3	25-04-400-063-0000	37,419	27,733	\$65,152
15-27149.010-C-3	25-04-400-064-0000	2,754	3,781	\$6,535
15-27149.011-C-3	25-04-400-065-0000	28,828	19,931	\$48,759
15-27149.012-C-3	25-04-400-066-0000	35,816	18,624	\$54,440
15-27149.013-C-3	25-04-400-067-0000	67,250	37,351	\$104,601
15-27149.014-C-3	25-04-400-068-0000	6,261	7,043	\$13,304
15-27149.015-C-3	25-04-400-069-0000	39,974	26,758	\$66,732
15-27149.016-C-3	25-04-400-072-0000	37,996	29,508	\$67,504
15-27149.017-C-3	25-04-400-073-0000	75,591	30,524	\$106,115
15-27149.018-C-3	25-04-400-074-0000	6,637	8,083	\$14,720

15-27149.019-C-3	25-04-400-075-0000	18,935	19,116	\$38,051
15-27149.020-C-3	25-04-400-076-0000	63,017	36,842	\$99,859
15-27149.021-C-3	25-04-400-078-0000	18,935	14,610	\$33,545
15-27149.022-C-3	25-04-400-079-0000	77,871	50,915	\$128,786
15-27149.023-C-3	25-04-400-081-0000	81,903	75,975	\$157,878
15-27149.024-C-3	25-04-400-082-0000	1,878	5,636	\$7,514
15-27149.025-C-3	25-04-400-083-0000	19,886	8,567	\$28,453
15-27149.026-C-3	25-04-400-084-0000	43,406	31,479	\$74,885
15-27149.027-C-3	25-04-400-085-0000	49,267	30,415	\$79,682
15-27149.028-C-3	25-04-400-086-0000	63,469	33,804	\$97,273
15-27149.029-C-3	25-04-400-090-0000	61,885	0	\$61,885

Subject only to the State multiplier as applicable.

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



\_\_\_\_\_  
Member

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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: August 20, 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

Preston A. Higgins and Company, by attorney:  
James E. Doherty  
Thomas M. Tully & Associates  
33 North Dearborn Street  
Suite 2450  
Chicago, IL 60602

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602

INTERVENOR

CBOE, by attorney:  
Ares G. Dalianis  
Franczek P.C.  
300 South Wacker Drive  
Suite 3400  
Chicago, IL 60606