



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

APPELLANT: 3823 N Ashland Condominium Association
DOCKET NO.: 19-26768.001-R-3 through 19-26768.054-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3823 N Ashland Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook 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 **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
19-26768.001-R-3	14-20-105-055-1001	4,069	39,981	44,050
19-26768.002-R-3	14-20-105-055-1002	2,846	27,963	30,809
19-26768.003-R-3	14-20-105-055-1003	4,151	40,782	44,933
19-26768.004-R-3	14-20-105-055-1004	4,722	46,390	51,112
19-26768.005-R-3	14-20-105-055-1005	3,335	32,771	36,106
19-26768.006-R-3	14-20-105-055-1006	4,477	43,987	48,464
19-26768.007-R-3	14-20-105-055-1007	4,232	41,584	45,816
19-26768.008-R-3	14-20-105-055-1008	2,846	27,963	30,809
19-26768.009-R-3	14-20-105-055-1009	4,314	42,386	46,700
19-26768.010-R-3	14-20-105-055-1010	4,314	42,386	46,700
19-26768.011-R-3	14-20-105-055-1011	3,057	30,038	33,095
19-26768.012-R-3	14-20-105-055-1012	4,395	43,186	47,581
19-26768.013-R-3	14-20-105-055-1013	4,395	43,186	47,581
19-26768.014-R-3	14-20-105-055-1014	3,009	29,566	32,575
19-26768.015-R-3	14-20-105-055-1015	4,477	43,988	48,465
19-26768.016-R-3	14-20-105-055-1016	4,477	43,988	48,465
19-26768.017-R-3	14-20-105-055-1017	3,172	31,168	34,340
19-26768.018-R-3	14-20-105-055-1018	4,558	44,789	49,347
19-26768.019-R-3	14-20-105-055-1019	5,537	54,404	59,941
19-26768.020-R-3	14-20-105-055-1020	5,700	56,006	61,706
19-26768.021-R-3	14-20-105-055-1021	5,782	56,807	62,589

19-26768.022-R-3	14-20-105-055-1022	5,945	58,410	64,355
19-26768.023-R-3	14-20-105-055-1023	285	2,804	3,089
19-26768.024-R-3	14-20-105-055-1024	220	2,163	2,383
19-26768.025-R-3	14-20-105-055-1025	220	2,163	2,383
19-26768.026-R-3	14-20-105-055-1026	220	2,163	2,383
19-26768.027-R-3	14-20-105-055-1027	220	2,163	2,383
19-26768.028-R-3	14-20-105-055-1028	220	2,163	2,383
19-26768.029-R-3	14-20-105-055-1029	220	2,163	2,383
19-26768.030-R-3	14-20-105-055-1030	220	2,163	2,383
19-26768.031-R-3	14-20-105-055-1031	220	2,163	2,383
19-26768.032-R-3	14-20-105-055-1032	220	2,163	2,383
19-26768.033-R-3	14-20-105-055-1033	326	3,204	3,530
19-26768.034-R-3	14-20-105-055-1034	326	3,204	3,530
19-26768.035-R-3	14-20-105-055-1035	326	3,204	3,530
19-26768.036-R-3	14-20-105-055-1036	326	3,204	3,530
19-26768.037-R-3	14-20-105-055-1037	326	3,204	3,530
19-26768.038-R-3	14-20-105-055-1038	265	2,604	2,869
19-26768.039-R-3	14-20-105-055-1039	265	2,604	2,869
19-26768.040-R-3	14-20-105-055-1040	326	3,204	3,530
19-26768.041-R-3	14-20-105-055-1041	326	3,204	3,530
19-26768.042-R-3	14-20-105-055-1042	326	3,204	3,530
19-26768.043-R-3	14-20-105-055-1043	265	2,604	2,869
19-26768.044-R-3	14-20-105-055-1044	203	2,000	2,203
19-26768.045-R-3	14-20-105-055-1045	203	2,000	2,203
19-26768.046-R-3	14-20-105-055-1046	191	1,883	2,074
19-26768.047-R-3	14-20-105-055-1047	191	1,883	2,074
19-26768.048-R-3	14-20-105-055-1048	179	1,763	1,942
19-26768.049-R-3	14-20-105-055-1049	179	1,763	1,942
19-26768.050-R-3	14-20-105-055-1050	179	1,763	1,942
19-26768.051-R-3	14-20-105-055-1051	179	1,763	1,942
19-26768.052-R-3	14-20-105-055-1052	179	1,763	1,942
19-26768.053-R-3	14-20-105-055-1053	179	1,763	1,942
19-26768.054-R-3	14-20-105-055-1054	265	2,607	2,872

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:

December 19, 2023



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
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APPELLANT

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COUNTY

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