



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

APPELLANT: Highland Towers III Condominium Association  
DOCKET NO.: 19-31396.001-R-1 through 19-31396.108-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Highland Towers III Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
19-31396.001-R-1	09-15-202-048-1001	211	14599	14,810
19-31396.002-R-1	09-15-202-048-1002	147	10219	10,366
19-31396.003-R-1	09-15-202-048-1003	149	10349	10,498
19-31396.004-R-1	09-15-202-048-1004	149	10349	10,498
19-31396.005-R-1	09-15-202-048-1006	199	13751	13,950
19-31396.006-R-1	09-15-202-048-1007	211	14599	14,810
19-31396.007-R-1	09-15-202-048-1008	199	13751	13,950
19-31396.008-R-1	09-15-202-048-1009	200	13801	14,001
19-31396.009-R-1	09-15-202-048-1010	151	10478	10,629
19-31396.010-R-1	09-15-202-048-1011	163	11286	11,449
19-31396.011-R-1	09-15-202-048-1012	200	13801	14,001
19-31396.012-R-1	09-15-202-048-1013	151	10478	10,629
19-31396.013-R-1	09-15-202-048-1014	211	14599	14,810
19-31396.014-R-1	09-15-202-048-1015	199	13751	13,950
19-31396.015-R-1	09-15-202-048-1016	211	14599	14,810
19-31396.016-R-1	09-15-202-048-1017	199	13751	13,950
19-31396.017-R-1	09-15-202-048-1018	149	10349	10,498
19-31396.018-R-1	09-15-202-048-1019	151	10478	10,629
19-31396.019-R-1	09-15-202-048-1020	149	10368	10,517
19-31396.020-R-1	09-15-202-048-1021	163	11286	11,449
19-31396.021-R-1	09-15-202-048-1022	149	10349	10,498

19-31396.022-R-1	09-15-202-048-1023	151	10478	10,629
19-31396.023-R-1	09-15-202-048-1024	211	14599	14,810
19-31396.024-R-1	09-15-202-048-1025	199	13751	13,950
19-31396.025-R-1	09-15-202-048-1026	211	14599	14,810
19-31396.026-R-1	09-15-202-048-1027	199	13751	13,950
19-31396.027-R-1	09-15-202-048-1028	149	10349	10,498
19-31396.028-R-1	09-15-202-048-1029	151	10478	10,629
19-31396.029-R-1	09-15-202-048-1030	149	10368	10,517
19-31396.030-R-1	09-15-202-048-1031	163	11286	11,449
19-31396.031-R-1	09-15-202-048-1032	149	10349	10,498
19-31396.032-R-1	09-15-202-048-1033	151	10478	10,629
19-31396.033-R-1	09-15-202-048-1034	211	14599	14,810
19-31396.034-R-1	09-15-202-048-1035	199	13751	13,950
19-31396.035-R-1	09-15-202-048-1036	211	14599	14,810
19-31396.036-R-1	09-15-202-048-1037	199	13751	13,950
19-31396.037-R-1	09-15-202-048-1038	149	10349	10,498
19-31396.038-R-1	09-15-202-048-1039	151	10478	10,629
19-31396.039-R-1	09-15-202-048-1040	149	10368	10,517
19-31396.040-R-1	09-15-202-048-1041	163	11286	11,449
19-31396.041-R-1	09-15-202-048-1042	149	10349	10,498
19-31396.042-R-1	09-15-202-048-1043	151	10478	10,629
19-31396.043-R-1	09-15-202-048-1044	211	14599	14,810
19-31396.044-R-1	09-15-202-048-1045	199	13751	13,950
19-31396.045-R-1	09-15-202-048-1046	211	14599	14,810
19-31396.046-R-1	09-15-202-048-1047	199	13751	13,950
19-31396.047-R-1	09-15-202-048-1048	149	10349	10,498
19-31396.048-R-1	09-15-202-048-1049	151	10478	10,629
19-31396.049-R-1	09-15-202-048-1050	149	10368	10,517
19-31396.050-R-1	09-15-202-048-1051	163	11286	11,449
19-31396.051-R-1	09-15-202-048-1052	149	10349	10,498
19-31396.052-R-1	09-15-202-048-1053	151	10478	10,629
19-31396.053-R-1	09-15-202-048-1054	211	14599	14,810
19-31396.054-R-1	09-15-202-048-1055	199	13751	13,950
19-31396.055-R-1	09-15-202-048-1056	211	14599	14,810
19-31396.056-R-1	09-15-202-048-1057	199	13751	13,950
19-31396.057-R-1	09-15-202-048-1058	149	10349	10,498
19-31396.058-R-1	09-15-202-048-1059	151	10478	10,629
19-31396.059-R-1	09-15-202-048-1060	149	10368	10,517
19-31396.060-R-1	09-15-202-048-1061	163	11286	11,449
19-31396.061-R-1	09-15-202-048-1062	149	10349	10,498
19-31396.062-R-1	09-15-202-048-1063	151	10478	10,629
19-31396.063-R-1	09-15-202-048-1064	211	14599	14,810
19-31396.064-R-1	09-15-202-048-1065	199	13751	13,950
19-31396.065-R-1	09-15-202-048-1066	211	14599	14,810
19-31396.066-R-1	09-15-202-048-1067	199	13751	13,950
19-31396.067-R-1	09-15-202-048-1068	149	10349	10,498

19-31396.068-R-1	09-15-202-048-1069	151	10478	10,629
19-31396.069-R-1	09-15-202-048-1070	149	10368	10,517
19-31396.070-R-1	09-15-202-048-1071	163	11286	11,449
19-31396.071-R-1	09-15-202-048-1072	149	10349	10,498
19-31396.072-R-1	09-15-202-048-1073	151	10478	10,629
19-31396.073-R-1	09-15-202-048-1074	211	14599	14,810
19-31396.074-R-1	09-15-202-048-1075	199	13751	13,950
19-31396.075-R-1	09-15-202-048-1076	211	14599	14,810
19-31396.076-R-1	09-15-202-048-1077	199	13751	13,950
19-31396.077-R-1	09-15-202-048-1078	149	10349	10,498
19-31396.078-R-1	09-15-202-048-1079	151	10478	10,629
19-31396.079-R-1	09-15-202-048-1080	149	10368	10,517
19-31396.080-R-1	09-15-202-048-1081	163	11286	11,449
19-31396.081-R-1	09-15-202-048-1082	149	10349	10,498
19-31396.082-R-1	09-15-202-048-1083	151	10478	10,629
19-31396.083-R-1	09-15-202-048-1084	211	14599	14,810
19-31396.084-R-1	09-15-202-048-1085	199	13751	13,950
19-31396.085-R-1	09-15-202-048-1086	211	14599	14,810
19-31396.086-R-1	09-15-202-048-1087	199	13751	13,950
19-31396.087-R-1	09-15-202-048-1088	149	10349	10,498
19-31396.088-R-1	09-15-202-048-1089	151	10478	10,629
19-31396.089-R-1	09-15-202-048-1090	149	10368	10,517
19-31396.090-R-1	09-15-202-048-1091	163	11286	11,449
19-31396.091-R-1	09-15-202-048-1092	149	10349	10,498
19-31396.092-R-1	09-15-202-048-1093	151	10478	10,629
19-31396.093-R-1	09-15-202-048-1094	212	14598	14,810
19-31396.094-R-1	09-15-202-048-1095	199	13751	13,950
19-31396.095-R-1	09-15-202-048-1096	211	14599	14,810
19-31396.096-R-1	09-15-202-048-1097	199	13751	13,950
19-31396.097-R-1	09-15-202-048-1098	149	10350	10,499
19-31396.098-R-1	09-15-202-048-1099	151	10479	10,630
19-31396.099-R-1	09-15-202-048-1100	149	10369	10,518
19-31396.100-R-1	09-15-202-048-1101	163	11287	11,450
19-31396.101-R-1	09-15-202-048-1102	149	10350	10,499
19-31396.102-R-1	09-15-202-048-1103	151	10479	10,630
19-31396.103-R-1	09-15-202-048-1104	211	14600	14,811
19-31396.104-R-1	09-15-202-048-1105	199	13752	13,951
19-31396.105-R-1	09-15-202-048-1106	401	27543	27,944
19-31396.106-R-1	09-15-202-048-1107	238	16413	16,651
19-31396.107-R-1	09-15-202-048-1108	204	14101	14,305
19-31396.108-R-1	09-15-202-048-1109	397	27294	27,691

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 20, 2024



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

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APPELLANT

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