



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

APPELLANT: Pebblewood Court Condo Association
DOCKET NO.: 19-31736.001-R-2 through 19-31736.140-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Pebblewood Court Condo Association, the appellant(s), by attorney Jeffrey G. Hertz, of Sarnoff & Baccash in Chicago; 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
19-31736.001-R-2	06-36-313-043-1001	657	5343	\$ 6,000
19-31736.002-R-2	06-36-313-043-1002	853	6936	\$ 7,789
19-31736.003-R-2	06-36-313-043-1003	853	6936	\$ 7,789
19-31736.004-R-2	06-36-313-043-1004	639	5202	\$ 5,841
19-31736.005-R-2	06-36-313-043-1005	766	6228	\$ 6,994
19-31736.006-R-2	06-36-313-043-1006	537	4372	\$ 4,909
19-31736.007-R-2	06-36-313-043-1007	853	6936	\$ 7,789
19-31736.008-R-2	06-36-313-043-1008	657	5343	\$ 6,000
19-31736.009-R-2	06-36-313-043-1009	696	5662	\$ 6,358
19-31736.010-R-2	06-36-313-043-1010	657	5343	\$ 6,000
19-31736.011-R-2	06-36-313-043-1011	853	6936	\$ 7,789
19-31736.012-R-2	06-36-313-043-1012	853	6936	\$ 7,789
19-31736.013-R-2	06-36-313-043-1013	639	5202	\$ 5,841
19-31736.014-R-2	06-36-313-043-1014	639	5202	\$ 5,841
19-31736.015-R-2	06-36-313-043-1015	844	6865	\$ 7,709
19-31736.016-R-2	06-36-313-043-1016	853	6936	\$ 7,789
19-31736.017-R-2	06-36-313-043-1017	853	6936	\$ 7,789
19-31736.018-R-2	06-36-313-043-1018	696	5662	\$ 6,358
19-31736.019-R-2	06-36-313-043-1019	657	5343	\$ 6,000
19-31736.020-R-2	06-36-313-043-1020	657	5343	\$ 6,000
19-31736.021-R-2	06-36-313-043-1021	853	6936	\$ 7,789

19-31736.022-R-2	06-36-313-043-1022	853	6936	\$ 7,789
19-31736.023-R-2	06-36-313-043-1023	639	5202	\$ 5,841
19-31736.024-R-2	06-36-313-043-1024	639	5202	\$ 5,841
19-31736.025-R-2	06-36-313-043-1025	765	6223	\$ 6,988
19-31736.026-R-2	06-36-313-043-1026	853	6936	\$ 7,789
19-31736.027-R-2	06-36-313-043-1027	853	6936	\$ 7,789
19-31736.028-R-2	06-36-313-043-1028	696	5662	\$ 6,358
19-31736.029-R-2	06-36-313-043-1029	657	5343	\$ 6,000
19-31736.030-R-2	06-36-313-043-1030	853	6936	\$ 7,789
19-31736.031-R-2	06-36-313-043-1031	853	6936	\$ 7,789
19-31736.032-R-2	06-36-313-043-1032	639	5202	\$ 5,841
19-31736.033-R-2	06-36-313-043-1033	639	5202	\$ 5,841
19-31736.034-R-2	06-36-313-043-1034	844	6865	\$ 7,709
19-31736.035-R-2	06-36-313-043-1035	853	6936	\$ 7,789
19-31736.036-R-2	06-36-313-043-1036	853	6936	\$ 7,789
19-31736.037-R-2	06-36-313-043-1037	696	5662	\$ 6,358
19-31736.038-R-2	06-36-313-043-1038	657	5343	\$ 6,000
19-31736.039-R-2	06-36-313-043-1039	853	6936	\$ 7,789
19-31736.040-R-2	06-36-313-043-1040	853	6936	\$ 7,789
19-31736.041-R-2	06-36-313-043-1041	766	6228	\$ 6,994
19-31736.042-R-2	06-36-313-043-1042	853	6936	\$ 7,789
19-31736.043-R-2	06-36-313-043-1043	853	6936	\$ 7,789
19-31736.044-R-2	06-36-313-043-1044	657	5343	\$ 6,000
19-31736.045-R-2	06-36-313-043-1045	696	5662	\$ 6,358
19-31736.046-R-2	06-36-313-043-1046	657	5343	\$ 6,000
19-31736.047-R-2	06-36-313-043-1047	853	6936	\$ 7,789
19-31736.048-R-2	06-36-313-043-1048	853	6936	\$ 7,789
19-31736.049-R-2	06-36-313-043-1049	639	5202	\$ 5,841
19-31736.050-R-2	06-36-313-043-1050	844	6865	\$ 7,709
19-31736.051-R-2	06-36-313-043-1051	853	6936	\$ 7,789
19-31736.052-R-2	06-36-313-043-1052	853	6936	\$ 7,789
19-31736.053-R-2	06-36-313-043-1053	696	5662	\$ 6,358
19-31736.054-R-2	06-36-313-043-1054	657	5343	\$ 6,000
19-31736.055-R-2	06-36-313-043-1055	853	6936	\$ 7,789
19-31736.056-R-2	06-36-313-043-1056	853	6936	\$ 7,789
19-31736.057-R-2	06-36-313-043-1057	639	5202	\$ 5,841
19-31736.058-R-2	06-36-313-043-1058	639	5202	\$ 5,841
19-31736.059-R-2	06-36-313-043-1059	766	6228	\$ 6,994
19-31736.060-R-2	06-36-313-043-1060	853	6936	\$ 7,789
19-31736.061-R-2	06-36-313-043-1061	853	6936	\$ 7,789
19-31736.062-R-2	06-36-313-043-1062	696	5662	\$ 6,358
19-31736.063-R-2	06-36-313-043-1063	657	5343	\$ 6,000
19-31736.064-R-2	06-36-313-043-1064	853	6936	\$ 7,789
19-31736.065-R-2	06-36-313-043-1065	853	6936	\$ 7,789
19-31736.066-R-2	06-36-313-043-1066	639	5202	\$ 5,841
19-31736.067-R-2	06-36-313-043-1067	844	6865	\$ 7,709

19-31736.068-R-2	06-36-313-043-1068	853	6936	\$ 7,789
19-31736.069-R-2	06-36-313-043-1069	853	6936	\$ 7,789
19-31736.070-R-2	06-36-313-043-1070	853	6936	\$ 7,789
19-31736.071-R-2	06-36-313-043-1071	853	6936	\$ 7,789
19-31736.072-R-2	06-36-313-043-1072	639	5202	\$ 5,841
19-31736.073-R-2	06-36-313-043-1073	766	6228	\$ 6,994
19-31736.074-R-2	06-36-313-043-1074	853	6936	\$ 7,789
19-31736.075-R-2	06-36-313-043-1075	853	6936	\$ 7,789
19-31736.076-R-2	06-36-313-043-1076	853	6936	\$ 7,789
19-31736.077-R-2	06-36-313-043-1077	853	6936	\$ 7,789
19-31736.078-R-2	06-36-313-043-1078	955	7765	\$ 8,720
19-31736.079-R-2	06-36-313-043-1079	639	5202	\$ 5,841
19-31736.080-R-2	06-36-313-043-1080	844	6865	\$ 7,709
19-31736.081-R-2	06-36-313-043-1081	853	6936	\$ 7,789
19-31736.082-R-2	06-36-313-043-1082	853	6936	\$ 7,789
19-31736.083-R-2	06-36-313-043-1083	853	6936	\$ 7,789
19-31736.084-R-2	06-36-313-043-1084	853	6936	\$ 7,789
19-31736.085-R-2	06-36-313-043-1085	639	5202	\$ 5,841
19-31736.086-R-2	06-36-313-043-1086	853	6936	\$ 7,789
19-31736.087-R-2	06-36-313-043-1087	853	6936	\$ 7,789
19-31736.088-R-2	06-36-313-043-1088	853	6936	\$ 7,789
19-31736.089-R-2	06-36-313-043-1089	844	6865	\$ 7,709
19-31736.090-R-2	06-36-313-043-1090	853	6936	\$ 7,789
19-31736.091-R-2	06-36-313-043-1091	853	6936	\$ 7,789
19-31736.092-R-2	06-36-313-043-1092	853	6936	\$ 7,789
19-31736.093-R-2	06-36-313-043-1093	853	6936	\$ 7,789
19-31736.094-R-2	06-36-313-043-1094	853	6936	\$ 7,789
19-31736.095-R-2	06-36-313-043-1095	657	5343	\$ 6,000
19-31736.096-R-2	06-36-313-043-1096	639	5202	\$ 5,841
19-31736.097-R-2	06-36-313-043-1097	657	5343	\$ 6,000
19-31736.098-R-2	06-36-313-043-1098	657	5343	\$ 6,000
19-31736.099-R-2	06-36-313-043-1099	639	5202	\$ 5,841
19-31736.100-R-2	06-36-313-043-1100	639	5202	\$ 5,841
19-31736.101-R-2	06-36-313-043-1101	639	5202	\$ 5,841
19-31736.102-R-2	06-36-313-043-1102	657	5343	\$ 6,000
19-31736.103-R-2	06-36-313-043-1103	657	5343	\$ 6,000
19-31736.104-R-2	06-36-313-043-1104	639	5202	\$ 5,841
19-31736.105-R-2	06-36-313-043-1105	696	5662	\$ 6,358
19-31736.106-R-2	06-36-313-043-1106	657	5343	\$ 6,000
19-31736.107-R-2	06-36-313-043-1107	657	5343	\$ 6,000
19-31736.108-R-2	06-36-313-043-1108	639	5202	\$ 5,841
19-31736.109-R-2	06-36-313-043-1109	657	5343	\$ 6,000
19-31736.110-R-2	06-36-313-043-1110	696	5662	\$ 6,358
19-31736.111-R-2	06-36-313-043-1111	657	5343	\$ 6,000
19-31736.112-R-2	06-36-313-043-1112	696	5662	\$ 6,358
19-31736.113-R-2	06-36-313-043-1113	657	5343	\$ 6,000

19-31736.114-R-2	06-36-313-043-1114	657	5343	\$ 6,000
19-31736.115-R-2	06-36-313-043-1115	639	5202	\$ 5,841
19-31736.116-R-2	06-36-313-043-1116	766	6228	\$ 6,994
19-31736.117-R-2	06-36-313-043-1117	657	5343	\$ 6,000
19-31736.118-R-2	06-36-313-043-1118	696	5662	\$ 6,358
19-31736.119-R-2	06-36-313-043-1119	657	5343	\$ 6,000
19-31736.120-R-2	06-36-313-043-1120	853	6936	\$ 7,789
19-31736.121-R-2	06-36-313-043-1121	639	5202	\$ 5,841
19-31736.122-R-2	06-36-313-043-1122	639	5202	\$ 5,841
19-31736.123-R-2	06-36-313-043-1123	696	5662	\$ 6,358
19-31736.124-R-2	06-36-313-043-1124	657	5343	\$ 6,000
19-31736.125-R-2	06-36-313-043-1125	657	5343	\$ 6,000
19-31736.126-R-2	06-36-313-043-1126	853	6936	\$ 7,789
19-31736.127-R-2	06-36-313-043-1127	639	5312	\$ 5,951
19-31736.128-R-2	06-36-313-043-1128	639	5312	\$ 5,951
19-31736.129-R-2	06-36-313-043-1129	766	6238	\$ 7,004
19-31736.130-R-2	06-36-313-043-1130	853	7032	\$ 7,885
19-31736.131-R-2	06-36-313-043-1131	657	5443	\$ 6,100
19-31736.132-R-2	06-36-313-043-1132	696	5762	\$ 6,458
19-31736.133-R-2	06-36-313-043-1133	657	5443	\$ 6,100
19-31736.134-R-2	06-36-313-043-1134	853	7036	\$ 7,889
19-31736.135-R-2	06-36-313-043-1135	853	7036	\$ 7,889
19-31736.136-R-2	06-36-313-043-1136	639	5302	\$ 5,941
19-31736.137-R-2	06-36-313-043-1137	639	5302	\$ 5,941
19-31736.138-R-2	06-36-313-043-1138	844	6965	\$ 7,809
19-31736.139-R-2	06-36-313-043-1139	853	7036	\$ 7,889
19-31736.140-R-2	06-36-313-043-1140	696	5762	\$ 6,458

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:

October 17, 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
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Pebblewood Court Condo Association, by attorney:
Jeffrey G. Hertz
Sarnoff & Baccash
100 North LaSalle Street
10th Floor
Chicago, IL 60602

COUNTY

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