



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

APPELLANT: Meadow Ridge Condominiums Assoc
DOCKET NO.: 19-38277.001-R-3 through 19-38277.164-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Meadow Ridge Condominiums Assoc, the appellant(s), by attorney William J. Seitz, of the Law Offices of William J. Seitz, LLC in Northbrook; the Cook County Board of Review; and Glenbrook H.S.D. #225, and Northbrook/Glenview S.D. #30, the intervenors, by attorney John M. Izzo of Petrarca, Gleason, Boyle & Izzo, LLC. in Flossmoor.

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
19-38277.001-R-3	04-14-304-023-4001	10,442	54,211	\$64,653
19-38277.002-R-3	04-14-304-023-4002	10,442	54,211	\$64,653
19-38277.003-R-3	04-14-304-023-4003	12,228	63,480	\$75,708
19-38277.004-R-3	04-14-304-023-4004	12,228	63,480	\$75,708
19-38277.005-R-3	04-14-304-023-4005	12,228	63,480	\$75,708
19-38277.006-R-3	04-14-304-023-4006	12,228	63,480	\$75,708
19-38277.007-R-3	04-14-304-023-4007	10,492	54,473	\$64,965
19-38277.008-R-3	04-14-304-023-4008	10,492	54,473	\$64,965
19-38277.009-R-3	04-14-304-023-4009	12,228	63,480	\$75,708
19-38277.010-R-3	04-14-304-023-4010	12,228	63,480	\$75,708
19-38277.011-R-3	04-14-304-023-4011	12,228	63,480	\$75,708
19-38277.012-R-3	04-14-304-023-4012	12,228	63,480	\$75,708
19-38277.013-R-3	04-14-304-023-4013	10,442	54,211	\$64,653
19-38277.014-R-3	04-14-304-023-4014	10,442	54,211	\$64,653
19-38277.015-R-3	04-14-304-023-4015	9,580	49,738	\$59,318
19-38277.016-R-3	04-14-304-023-4016	8,063	41,863	\$49,926
19-38277.017-R-3	04-14-304-023-4017	8,063	41,863	\$49,926
19-38277.018-R-3	04-14-304-023-4018	9,580	49,738	\$59,318
19-38277.019-R-3	04-14-304-023-4019	10,139	52,639	\$62,778

19-38277.020-R-3	04-14-304-023-4020	10,139	52,639	\$62,778
19-38277.021-R-3	04-14-304-023-4021	10,139	52,639	\$62,778
19-38277.022-R-3	04-14-304-023-4022	10,139	52,639	\$62,778
19-38277.023-R-3	04-14-304-023-4023	11,934	61,955	\$73,889
19-38277.024-R-3	04-14-304-023-4024	12,051	62,564	\$74,615
19-38277.025-R-3	04-14-304-023-4025	9,771	50,728	\$60,499
19-38277.026-R-3	04-14-304-023-4026	8,224	42,696	\$50,920
19-38277.027-R-3	04-14-304-023-4027	8,224	42,696	\$50,920
19-38277.028-R-3	04-14-304-023-4028	9,771	50,728	\$60,499
19-38277.029-R-3	04-14-304-023-4029	12,051	62,564	\$74,615
19-38277.030-R-3	04-14-304-023-4030	11,934	61,955	\$73,889
19-38277.031-R-3	04-14-304-023-4031	10,190	52,902	\$63,092
19-38277.032-R-3	04-14-304-023-4032	10,291	53,426	\$63,717
19-38277.033-R-3	04-14-304-023-4033	9,075	47,115	\$56,190
19-38277.034-R-3	04-14-304-023-4034	9,075	47,115	\$56,190
19-38277.035-R-3	04-14-304-023-4035	10,291	53,426	\$63,717
19-38277.036-R-3	04-14-304-023-4036	10,291	53,426	\$63,717
19-38277.037-R-3	04-14-304-023-4037	9,075	47,115	\$56,190
19-38277.038-R-3	04-14-304-023-4038	9,075	47,115	\$56,190
19-38277.039-R-3	04-14-304-023-4039	10,291	53,426	\$63,717
19-38277.040-R-3	04-14-304-023-4040	10,190	52,902	\$63,092
19-38277.041-R-3	04-14-304-023-4041	10,139	52,639	\$62,778
19-38277.042-R-3	04-14-304-023-4042	10,139	52,639	\$62,778
19-38277.043-R-3	04-14-304-023-4043	9,580	49,738	\$59,318
19-38277.044-R-3	04-14-304-023-4044	8,063	41,863	\$49,926
19-38277.045-R-3	04-14-304-023-4045	8,063	41,863	\$49,926
19-38277.046-R-3	04-14-304-023-4046	9,580	49,738	\$59,318
19-38277.047-R-3	04-14-304-023-4047	12,286	63,785	\$76,071
19-38277.048-R-3	04-14-304-023-4048	12,286	63,785	\$76,071
19-38277.049-R-3	04-14-304-023-4049	10,089	52,378	\$62,467
19-38277.050-R-3	04-14-304-023-4050	10,089	52,378	\$62,467
19-38277.051-R-3	04-14-304-023-4051	9,533	49,491	\$59,024
19-38277.052-R-3	04-14-304-023-4052	8,023	41,655	\$49,678
19-38277.053-R-3	04-14-304-023-4053	8,023	4,440	\$12,463
19-38277.054-R-3	04-14-304-023-4054	9,533	49,491	\$59,024
19-38277.055-R-3	04-14-304-023-4055	10,240	53,164	\$63,404
19-38277.056-R-3	04-14-304-023-4056	10,341	53,687	\$64,028
19-38277.057-R-3	04-14-304-023-4057	9,120	47,346	\$56,466
19-38277.058-R-3	04-14-304-023-4058	9,120	47,346	\$56,466
19-38277.059-R-3	04-14-304-023-4059	10,341	53,687	\$64,028
19-38277.060-R-3	04-14-304-023-4060	10,341	53,687	\$64,028
19-38277.061-R-3	04-14-304-023-4061	9,120	47,346	\$56,466
19-38277.062-R-3	04-14-304-023-4062	9,120	47,346	\$56,466
19-38277.063-R-3	04-14-304-023-4063	10,341	53,687	\$64,028
19-38277.064-R-3	04-14-304-023-4064	10,240	53,164	\$63,404
19-38277.065-R-3	04-14-304-023-4065	10,190	52,902	\$63,092

19-38277.066-R-3	04-14-304-023-4066	10,291	53,426	\$63,717
19-38277.067-R-3	04-14-304-023-4067	9,075	47,115	\$56,190
19-38277.068-R-3	04-14-304-023-4068	9,075	47,115	\$56,190
19-38277.069-R-3	04-14-304-023-4069	10,291	53,426	\$63,717
19-38277.070-R-3	04-14-304-023-4070	10,291	53,426	\$63,717
19-38277.071-R-3	04-14-304-023-4071	9,075	47,115	\$56,190
19-38277.072-R-3	04-14-304-023-4072	9,075	47,115	\$56,190
19-38277.073-R-3	04-14-304-023-4073	10,291	53,426	\$63,717
19-38277.074-R-3	04-14-304-023-4074	10,190	52,902	\$63,092
19-38277.075-R-3	04-14-304-023-4075	10,240	53,164	\$63,404
19-38277.076-R-3	04-14-304-023-4076	10,341	53,687	\$64,028
19-38277.077-R-3	04-14-304-023-4077	9,120	5,046	\$14,166
19-38277.078-R-3	04-14-304-023-4078	9,120	47,346	\$56,466
19-38277.079-R-3	04-14-304-023-4079	9,120	47,346	\$56,466
19-38277.080-R-3	04-14-304-023-4080	9,120	47,346	\$56,466
19-38277.081-R-3	04-14-304-023-4081	10,341	53,687	\$64,028
19-38277.082-R-3	04-14-304-023-4082	10,240	53,164	\$63,404
19-38277.083-R-3	04-14-304-023-4083	10,291	53,426	\$63,717
19-38277.084-R-3	04-14-304-023-4084	10,291	53,426	\$63,717
19-38277.085-R-3	04-14-304-023-4085	12,286	63,786	\$76,072
19-38277.086-R-3	04-14-304-023-4086	12,286	63,786	\$76,072
19-38277.087-R-3	04-14-304-023-4087	9,962	51,718	\$61,680
19-38277.088-R-3	04-14-304-023-4088	8,384	43,529	\$51,913
19-38277.089-R-3	04-14-304-023-4089	8,384	43,529	\$51,913
19-38277.090-R-3	04-14-304-023-4090	9,962	51,718	\$61,680
19-38277.091-R-3	04-14-304-023-4091	10,341	53,687	\$64,028
19-38277.092-R-3	04-14-304-023-4092	10,341	53,687	\$64,028
19-38277.093-R-3	04-14-304-023-4093	10,291	53,426	\$63,717
19-38277.094-R-3	04-14-304-023-4094	10,190	52,902	\$63,092
19-38277.095-R-3	04-14-304-023-4095	10,139	52,639	\$62,778
19-38277.096-R-3	04-14-304-023-4096	10,139	52,639	\$62,778
19-38277.097-R-3	04-14-304-023-4097	9,533	49,491	\$59,024
19-38277.098-R-3	04-14-304-023-4098	8,023	41,655	\$49,678
19-38277.099-R-3	04-14-304-023-4099	8,023	41,655	\$49,678
19-38277.100-R-3	04-14-304-023-4100	9,533	49,491	\$59,024
19-38277.101-R-3	04-14-304-023-4101	10,089	52,378	\$62,467
19-38277.102-R-3	04-14-304-023-4102	10,089	52,378	\$62,467
19-38277.103-R-3	04-14-304-023-4103	10,089	52,378	\$62,467
19-38277.104-R-3	04-14-304-023-4104	10,089	52,378	\$62,467
19-38277.105-R-3	04-14-304-023-4105	9,075	47,115	\$56,190
19-38277.106-R-3	04-14-304-023-4106	9,075	47,115	\$56,190
19-38277.107-R-3	04-14-304-023-4107	8,942	46,422	\$55,364
19-38277.108-R-3	04-14-304-023-4108	8,942	46,422	\$55,364
19-38277.109-R-3	04-14-304-023-4109	9,298	48,270	\$57,568
19-38277.110-R-3	04-14-304-023-4110	9,298	48,270	\$57,568
19-38277.111-R-3	04-14-304-023-4111	9,533	49,491	\$59,024

19-38277.112-R-3	04-14-304-023-4112	8,023	41,655	\$49,678
19-38277.113-R-3	04-14-304-023-4113	8,023	41,655	\$49,678
19-38277.114-R-3	04-14-304-023-4114	9,533	49,491	\$59,024
19-38277.115-R-3	04-14-304-023-4115	10,190	52,902	\$63,092
19-38277.116-R-3	04-14-304-023-4116	10,291	53,426	\$63,717
19-38277.117-R-3	04-14-304-023-4117	10,341	53,687	\$64,028
19-38277.118-R-3	04-14-304-023-4118	10,240	53,164	\$63,404
19-38277.119-R-3	04-14-304-023-4119	9,580	31,226	\$40,806
19-38277.120-R-3	04-14-304-023-4120	8,063	41,863	\$49,926
19-38277.121-R-3	04-14-304-023-4121	8,063	41,863	\$49,926
19-38277.122-R-3	04-14-304-023-4122	9,580	49,738	\$59,318
19-38277.123-R-3	04-14-304-023-4123	10,341	53,687	\$64,028
19-38277.124-R-3	04-14-304-023-4124	10,341	53,687	\$64,028
19-38277.125-R-3	04-14-304-023-4125	9,298	48,270	\$57,568
19-38277.126-R-3	04-14-304-023-4126	9,298	48,270	\$57,568
19-38277.127-R-3	04-14-304-023-4127	10,139	52,639	\$62,778
19-38277.128-R-3	04-14-304-023-4128	10,139	52,639	\$62,778
19-38277.129-R-3	04-14-304-023-4129	9,580	49,738	\$59,318
19-38277.130-R-3	04-14-304-023-4130	8,063	41,863	\$49,926
19-38277.131-R-3	04-14-304-023-4131	8,063	41,863	\$49,926
19-38277.132-R-3	04-14-304-023-4132	9,580	49,738	\$59,318
19-38277.133-R-3	04-14-304-023-4133	10,089	52,378	\$62,467
19-38277.134-R-3	04-14-304-023-4134	10,089	52,378	\$62,467
19-38277.135-R-3	04-14-304-023-4135	9,075	47,115	\$56,190
19-38277.136-R-3	04-14-304-023-4136	9,075	47,115	\$56,190
19-38277.137-R-3	04-14-304-023-4137	10,240	53,164	\$63,404
19-38277.138-R-3	04-14-304-023-4138	10,341	53,687	\$64,028
19-38277.139-R-3	04-14-304-023-4139	9,120	47,346	\$56,466
19-38277.140-R-3	04-14-304-023-4140	9,120	47,346	\$56,466
19-38277.141-R-3	04-14-304-023-4141	9,120	47,346	\$56,466
19-38277.142-R-3	04-14-304-023-4142	9,120	47,346	\$56,466
19-38277.143-R-3	04-14-304-023-4143	9,819	50,976	\$60,795
19-38277.144-R-3	04-14-304-023-4144	8,264	42,904	\$51,168
19-38277.145-R-3	04-14-304-023-4145	8,264	42,904	\$51,168
19-38277.146-R-3	04-14-304-023-4146	9,819	50,976	\$60,795
19-38277.147-R-3	04-14-304-023-4147	12,286	63,785	\$76,071
19-38277.148-R-3	04-14-304-023-4148	12,286	63,785	\$76,071
19-38277.149-R-3	04-14-304-023-4149	12,286	63,785	\$76,071
19-38277.150-R-3	04-14-304-023-4150	12,286	63,785	\$76,071
19-38277.151-R-3	04-14-304-023-4151	8,897	46,192	\$55,089
19-38277.152-R-3	04-14-304-023-4152	8,897	46,192	\$55,089
19-38277.153-R-3	04-14-304-023-4153	9,819	50,976	\$60,795
19-38277.154-R-3	04-14-304-023-4154	8,264	42,904	\$51,168
19-38277.155-R-3	04-14-304-023-4155	8,264	42,904	\$51,168
19-38277.156-R-3	04-14-304-023-4156	9,819	50,976	\$60,795
19-38277.157-R-3	04-14-304-023-4157	10,089	52,378	\$62,467

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19-38277.158-R-3	04-14-304-023-4158	10,089	52,378	\$62,467
19-38277.159-R-3	04-14-304-023-4159	9,533	49,491	\$59,024
19-38277.160-R-3	04-14-304-023-4160	8,023	41,655	\$49,678
19-38277.161-R-3	04-14-304-023-4161	8,023	41,655	\$49,678
19-38277.162-R-3	04-14-304-023-4162	9,533	49,491	\$59,024
19-38277.163-R-3	04-14-304-023-4163	10,089	52,378	\$62,467
19-38277.164-R-3	04-14-304-023-4164	10,089	52,378	\$62,467

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.



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: September 17, 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

State of Illinois
Property Tax Appeal Board
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APPELLANT

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