



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

APPELLANT: Lincoln Ridge South Condominium Association
DOCKET NO.: 19-51364.001-R-2 through 19-51364.058-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lincoln Ridge South Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Niles Township H.S.D. # 219 intervenor, by attorney Michael J. Hernandez of Franczek P.C. in Chicago.

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
19-51364.001-R-2	10-27-307-068-1001	497	20099	20596
19-51364.002-R-2	10-27-307-068-1002	403	16302	16705
19-51364.003-R-2	10-27-307-068-1003	480	19429	19909
19-51364.004-R-2	10-27-307-068-1004	480	19429	19909
19-51364.005-R-2	10-27-307-068-1005	463	18760	19223
19-51364.006-R-2	10-27-307-068-1006	336	13622	13958
19-51364.007-R-2	10-27-307-068-1007	590	23896	24486
19-51364.008-R-2	10-27-307-068-1008	403	16302	16705
19-51364.009-R-2	10-27-307-068-1009	480	19429	19909
19-51364.010-R-2	10-27-307-068-1010	480	19429	19909
19-51364.011-R-2	10-27-307-068-1011	463	18760	19223
19-51364.012-R-2	10-27-307-068-1012	419	16973	17392
19-51364.013-R-2	10-27-307-068-1015	480	19429	19909
19-51364.014-R-2	10-27-307-068-1016	480	19429	19909
19-51364.015-R-2	10-27-307-068-1017	463	18760	19223
19-51364.016-R-2	10-27-307-068-1018	336	13622	13958
19-51364.017-R-2	10-27-307-068-1019	590	23896	24486
19-51364.018-R-2	10-27-307-068-1020	417	16861	17278
19-51364.019-R-2	10-27-307-068-1021	480	19429	19909
19-51364.020-R-2	10-27-307-068-1022	480	19429	19909

19-51364.021-R-2	10-27-307-068-1023	463	18760	19223
19-51364.022-R-2	10-27-307-068-1024	419	16973	17392
19-51364.023-R-2	10-27-307-068-1025	497	20099	20596
19-51364.024-R-2	10-27-307-068-1026	417	16861	17278
19-51364.025-R-2	10-27-307-068-1027	480	19429	19909
19-51364.026-R-2	10-27-307-068-1028	480	19429	19909
19-51364.027-R-2	10-27-307-068-1029	463	18760	19223
19-51364.028-R-2	10-27-307-068-1030	336	13622	13958
19-51364.029-R-2	10-27-307-068-1031	590	23896	24486
19-51364.030-R-2	10-27-307-068-1032	417	16861	17278
19-51364.031-R-2	10-27-307-068-1033	480	19429	19909
19-51364.032-R-2	10-27-307-068-1034	480	19429	19909
19-51364.033-R-2	10-27-307-068-1035	463	18760	19223
19-51364.034-R-2	10-27-307-068-1036	419	16973	17392
19-51364.035-R-2	10-27-307-068-1037	497	20099	20596
19-51364.036-R-2	10-27-307-068-1038	417	16861	17278
19-51364.037-R-2	10-27-307-068-1039	480	19429	19909
19-51364.038-R-2	10-27-307-068-1040	480	19429	19909
19-51364.039-R-2	10-27-307-068-1041	463	18760	19223
19-51364.040-R-2	10-27-307-068-1042	336	13622	13958
19-51364.041-R-2	10-27-307-068-1043	590	23896	24486
19-51364.042-R-2	10-27-307-068-1044	417	16861	17278
19-51364.043-R-2	10-27-307-068-1045	480	19429	19909
19-51364.044-R-2	10-27-307-068-1046	480	19429	19909
19-51364.045-R-2	10-27-307-068-1047	463	18760	19223
19-51364.046-R-2	10-27-307-068-1048	419	16973	17392
19-51364.047-R-2	10-27-307-068-1049	497	20099	20596
19-51364.048-R-2	10-27-307-068-1050	417	16861	17278
19-51364.049-R-2	10-27-307-068-1051	480	19428	19908
19-51364.050-R-2	10-27-307-068-1052	480	19428	19908
19-51364.051-R-2	10-27-307-068-1053	463	18759	19222
19-51364.052-R-2	10-27-307-068-1054	336	13621	13957
19-51364.053-R-2	10-27-307-068-1055	590	23895	24485
19-51364.054-R-2	10-27-307-068-1056	417	16860	17277
19-51364.055-R-2	10-27-307-068-1057	480	19428	19908
19-51364.056-R-2	10-27-307-068-1058	480	19428	19908
19-51364.057-R-2	10-27-307-068-1059	463	18759	19222
19-51364.058-R-2	10-27-307-068-1060	419	16972	17391

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

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: _____

July 16, 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
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APPELLANT

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