



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

APPELLANT: Eagles Ridge Condo Association
DOCKET NO.: 19-51369.001-R-3 through 19-51369.143-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Eagles Ridge Condo Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Bartlett Park District intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz 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
19-51369.001-R-3	06-28-402-019-1001	5816	15537	21353
19-51369.002-R-3	06-28-402-019-1002	4776	12759	17535
19-51369.003-R-3	06-28-402-019-1003	4776	12759	17535
19-51369.004-R-3	06-28-402-019-1004	4776	12759	17535
19-51369.005-R-3	06-28-402-019-1005	4776	12759	17535
19-51369.006-R-3	06-28-402-019-1007	6025	16094	22119
19-51369.007-R-3	06-28-402-019-1008	4776	12759	17535
19-51369.008-R-3	06-28-402-019-1009	4776	12759	17535
19-51369.009-R-3	06-28-402-019-1010	5816	15537	21353
19-51369.010-R-3	06-28-402-019-1011	5816	15537	21353
19-51369.011-R-3	06-28-402-019-1012	5355	14305	19660
19-51369.012-R-3	06-28-402-019-1013	4776	12759	17535
19-51369.013-R-3	06-28-402-019-1014	6025	16094	22119
19-51369.014-R-3	06-28-402-019-1015	5816	15537	21353
19-51369.015-R-3	06-28-402-019-1016	4776	12759	17535
19-51369.016-R-3	06-28-402-019-1017	4776	12759	17535
19-51369.017-R-3	06-28-402-019-1018	4776	12759	17535
19-51369.018-R-3	06-28-402-019-1019	4776	12759	17535
19-51369.019-R-3	06-28-402-019-1020	6025	16094	22119
19-51369.020-R-3	06-28-402-019-1021	5816	15537	21353

19-51369.021-R-3	06-28-402-019-1022	4776	12759	17535
19-51369.022-R-3	06-28-402-019-1023	4776	12759	17535
19-51369.023-R-3	06-28-402-019-1024	4776	12759	17535
19-51369.024-R-3	06-28-402-019-1025	4776	12759	17535
19-51369.025-R-3	06-28-402-019-1026	6025	16094	22119
19-51369.026-R-3	06-28-402-019-1027	5816	15537	21353
19-51369.027-R-3	06-28-402-019-1028	4776	12759	17535
19-51369.028-R-3	06-28-402-019-1029	4776	12759	17535
19-51369.029-R-3	06-28-402-019-1030	4776	12759	17535
19-51369.030-R-3	06-28-402-019-1031	4776	12759	17535
19-51369.031-R-3	06-28-402-019-1032	6025	16094	22119
19-51369.032-R-3	06-28-402-019-1033	6025	16094	22119
19-51369.033-R-3	06-28-402-019-1034	4776	12759	17535
19-51369.034-R-3	06-28-402-019-1035	4776	12759	17535
19-51369.035-R-3	06-28-402-019-1036	5816	15537	21353
19-51369.036-R-3	06-28-402-019-1037	6025	16094	22119
19-51369.037-R-3	06-28-402-019-1038	4776	12759	17535
19-51369.038-R-3	06-28-402-019-1039	4776	12759	17535
19-51369.039-R-3	06-28-402-019-1040	4776	12759	17535
19-51369.040-R-3	06-28-402-019-1041	4776	12759	17535
19-51369.041-R-3	06-28-402-019-1042	5816	15537	21353
19-51369.042-R-3	06-28-402-019-1043	6025	16094	22119
19-51369.043-R-3	06-28-402-019-1044	4776	12759	17535
19-51369.044-R-3	06-28-402-019-1045	4776	12759	17535
19-51369.045-R-3	06-28-402-019-1046	4776	12759	17535
19-51369.046-R-3	06-28-402-019-1047	4776	12759	17535
19-51369.047-R-3	06-28-402-019-1048	5816	15537	21353
19-51369.048-R-3	06-28-402-019-1049	6025	16094	22119
19-51369.049-R-3	06-28-402-019-1050	4776	12759	17535
19-51369.050-R-3	06-28-402-019-1051	5355	14305	19660
19-51369.051-R-3	06-28-402-019-1052	4776	12759	17535
19-51369.052-R-3	06-28-402-019-1053	4776	12759	17535
19-51369.053-R-3	06-28-402-019-1054	5816	15537	21353
19-51369.054-R-3	06-28-402-019-1055	5816	15537	21353
19-51369.055-R-3	06-28-402-019-1056	4776	12759	17535
19-51369.056-R-3	06-28-402-019-1057	4776	12759	17535
19-51369.057-R-3	06-28-402-019-1058	5816	15537	21353
19-51369.058-R-3	06-28-402-019-1059	5816	15537	21353
19-51369.059-R-3	06-28-402-019-1060	4776	12759	17535
19-51369.060-R-3	06-28-402-019-1061	4776	12759	17535
19-51369.061-R-3	06-28-402-019-1062	6025	16094	22119
19-51369.062-R-3	06-28-402-019-1064	4776	12759	17535
19-51369.063-R-3	06-28-402-019-1065	5355	14305	19660
19-51369.064-R-3	06-28-402-019-1066	5355	14305	19660
19-51369.065-R-3	06-28-402-019-1067	5355	14305	19660
19-51369.066-R-3	06-28-402-019-1068	5816	15537	21353

19-51369.067-R-3	06-28-402-019-1069	5816	15537	21353
19-51369.068-R-3	06-28-402-019-1070	5355	14305	19660
19-51369.069-R-3	06-28-402-019-1071	5355	14305	19660
19-51369.070-R-3	06-28-402-019-1072	6025	16094	22119
19-51369.071-R-3	06-28-402-019-1073	5816	15537	21353
19-51369.072-R-3	06-28-402-019-1074	5355	14305	19660
19-51369.073-R-3	06-28-402-019-1075	4776	12759	17535
19-51369.074-R-3	06-28-402-019-1076	6025	16094	22119
19-51369.075-R-3	06-28-402-019-1077	5816	15537	21353
19-51369.076-R-3	06-28-402-019-1078	4776	12757	17533
19-51369.077-R-3	06-28-402-019-1079	4776	12757	17533
19-51369.078-R-3	06-28-402-019-1080	6025	16094	22119
19-51369.079-R-3	06-28-402-019-1081	5816	15537	21353
19-51369.080-R-3	06-28-402-019-1082	4776	12757	17533
19-51369.081-R-3	06-28-402-019-1083	5355	14305	19660
19-51369.082-R-3	06-28-402-019-1084	5355	14305	19660
19-51369.083-R-3	06-28-402-019-1085	4776	12757	17533
19-51369.084-R-3	06-28-402-019-1086	5816	15537	21353
19-51369.085-R-3	06-28-402-019-1087	6025	16094	22119
19-51369.086-R-3	06-28-402-019-1088	6224	16627	22851
19-51369.087-R-3	06-28-402-019-1089	5551	14829	20380
19-51369.088-R-3	06-28-402-019-1090	5816	15537	21353
19-51369.089-R-3	06-28-402-019-1091	5816	15537	21353
19-51369.090-R-3	06-28-402-019-1092	4776	12757	17533
19-51369.091-R-3	06-28-402-019-1093	5355	14305	19660
19-51369.092-R-3	06-28-402-019-1094	6025	16094	22119
19-51369.093-R-3	06-28-402-019-1095	6025	16094	22119
19-51369.094-R-3	06-28-402-019-1096	5355	14305	19660
19-51369.095-R-3	06-28-402-019-1097	5355	14305	19660
19-51369.096-R-3	06-28-402-019-1098	4776	12757	17533
19-51369.097-R-3	06-28-402-019-1099	5355	14305	19660
19-51369.098-R-3	06-28-402-019-1100	5816	15537	21353
19-51369.099-R-3	06-28-402-019-1101	6025	16094	22119
19-51369.100-R-3	06-28-402-019-1102	4776	12757	17533
19-51369.101-R-3	06-28-402-019-1103	5355	14305	19660
19-51369.102-R-3	06-28-402-019-1104	4776	12757	17533
19-51369.103-R-3	06-28-402-019-1105	4776	12757	17533
19-51369.104-R-3	06-28-402-019-1106	5816	15537	21353
19-51369.105-R-3	06-28-402-019-1107	6025	16094	22119
19-51369.106-R-3	06-28-402-019-1108	5355	14305	19660
19-51369.107-R-3	06-28-402-019-1109	4776	12757	17533
19-51369.108-R-3	06-28-402-019-1110	5816	15537	21353
19-51369.109-R-3	06-28-402-019-1111	5816	15537	21353
19-51369.110-R-3	06-28-402-019-1112	5355	14305	19660
19-51369.111-R-3	06-28-402-019-1113	4776	12757	17533
19-51369.112-R-3	06-28-402-019-1114	4776	12757	17533

19-51369.113-R-3	06-28-402-019-1115	5355	14305	19660
19-51369.114-R-3	06-28-402-019-1116	6025	16094	22119
19-51369.115-R-3	06-28-402-019-1118	5355	14305	19660
19-51369.116-R-3	06-28-402-019-1119	4776	12757	17533
19-51369.117-R-3	06-28-402-019-1120	6025	16094	22119
19-51369.118-R-3	06-28-402-019-1121	5816	15537	21353
19-51369.119-R-3	06-28-402-019-1122	4776	12757	17533
19-51369.120-R-3	06-28-402-019-1123	4776	12757	17533
19-51369.121-R-3	06-28-402-019-1124	4776	12757	17533
19-51369.122-R-3	06-28-402-019-1125	4776	12757	17533
19-51369.123-R-3	06-28-402-019-1126	6025	16094	22119
19-51369.124-R-3	06-28-402-019-1127	5816	15537	21353
19-51369.125-R-3	06-28-402-019-1128	4776	12757	17533
19-51369.126-R-3	06-28-402-019-1129	4776	12757	17533
19-51369.127-R-3	06-28-402-019-1130	6025	16094	22119
19-51369.128-R-3	06-28-402-019-1131	6025	16094	22119
19-51369.129-R-3	06-28-402-019-1132	5355	14305	19660
19-51369.130-R-3	06-28-402-019-1133	5355	14305	19660
19-51369.131-R-3	06-28-402-019-1134	5355	14305	19660
19-51369.132-R-3	06-28-402-019-1135	5355	14304	19659
19-51369.133-R-3	06-28-402-019-1136	5816	15536	21352
19-51369.134-R-3	06-28-402-019-1137	5816	15536	21352
19-51369.135-R-3	06-28-402-019-1138	4776	12756	17532
19-51369.136-R-3	06-28-402-019-1139	4776	12756	17532
19-51369.137-R-3	06-28-402-019-1140	6025	16093	22118
19-51369.138-R-3	06-28-402-019-1141	6025	16093	22118
19-51369.139-R-3	06-28-402-019-1142	5355	14304	19659
19-51369.140-R-3	06-28-402-019-1143	4776	12756	17532
19-51369.141-R-3	06-28-402-019-1144	5355	14304	19659
19-51369.142-R-3	06-28-402-019-1145	5355	14304	19659
19-51369.143-R-3	06-28-402-019-1146	5816	15536	21352

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: August 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

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