



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

APPELLANT: Woods Edge III Condominium Association
DOCKET NO.: 20-20279.001-R-3 through 20-20279.094-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Woods Edge III Condominium Association, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; the Cook County Board of Review; the Consolidated H.S.D. # 230, and Green Hills Public Library Dist, and Palos C.S.D. # 118, intervenors, by attorney Mallory A. Milluzzi of Klein, Thorpe, & Jenkins, Ltd. 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
20-20279.001-R-3	23-22-200-066-1001	2,261	8,345	10,606
20-20279.002-R-3	23-22-200-066-1002	2,261	8,345	10,606
20-20279.003-R-3	23-22-200-066-1003	2,289	8,450	10,739
20-20279.004-R-3	23-22-200-066-1004	2,289	8,450	10,739
20-20279.005-R-3	23-22-200-066-1005	2,223	8,205	10,428
20-20279.006-R-3	23-22-200-066-1006	2,228	8,222	10,450
20-20279.007-R-3	23-22-200-066-1007	2,261	8,345	10,606
20-20279.008-R-3	23-22-200-066-1008	2,261	8,345	10,606
20-20279.009-R-3	23-22-200-066-1009	2,289	8,450	10,739
20-20279.010-R-3	23-22-200-066-1010	2,289	8,450	10,739
20-20279.011-R-3	23-22-200-066-1011	2,223	8,206	10,429
20-20279.012-R-3	23-22-200-066-1012	2,228	8,222	10,450
20-20279.013-R-3	23-22-200-066-1013	2,386	8,808	11,194
20-20279.014-R-3	23-22-200-066-1014	2,303	8,502	10,805
20-20279.015-R-3	23-22-200-066-1015	2,424	8,948	11,372
20-20279.016-R-3	23-22-200-066-1016	2,337	8,624	10,961
20-20279.017-R-3	23-22-200-066-1017	2,353	8,686	11,039
20-20279.018-R-3	23-22-200-066-1018	2,268	8,370	10,638
20-20279.019-R-3	23-22-200-066-1019	2,303	8,502	10,805

20-20279.020-R-3	23-22-200-066-1020	2,422	8,938	11,360
20-20279.021-R-3	23-22-200-066-1021	2,337	8,624	10,961
20-20279.022-R-3	23-22-200-066-1022	2,424	8,948	11,372
20-20279.023-R-3	23-22-200-066-1023	2,303	8,502	10,805
20-20279.024-R-3	23-22-200-066-1024	2,353	8,686	11,039
20-20279.025-R-3	23-22-200-066-1025	2,469	9,114	11,583
20-20279.026-R-3	23-22-200-066-1026	2,128	7,856	9,984
20-20279.027-R-3	23-22-200-066-1027	2,504	9,244	11,748
20-20279.028-R-3	23-22-200-066-1028	2,415	8,912	11,327
20-20279.029-R-3	23-22-200-066-1029	2,434	8,982	11,416
20-20279.030-R-3	23-22-200-066-1030	2,348	8,666	11,014
20-20279.031-R-3	23-22-200-066-1032	2,729	10,074	12,803
20-20279.032-R-3	23-22-200-066-1034	2,502	9,236	11,738
20-20279.033-R-3	23-22-200-066-1035	2,346	8,659	11,005
20-20279.034-R-3	23-22-200-066-1036	2,434	8,982	11,416
20-20279.035-R-3	23-22-200-066-1037	2,429	8,964	11,393
20-20279.036-R-3	23-22-200-066-1038	2,457	9,069	11,526
20-20279.037-R-3	23-22-200-066-1039	2,457	9,069	11,526
20-20279.038-R-3	23-22-200-066-1040	2,471	9,121	11,592
20-20279.039-R-3	23-22-200-066-1041	2,457	9,069	11,526
20-20279.040-R-3	23-22-200-066-1042	2,471	9,121	11,592
20-20279.041-R-3	23-22-200-066-1043	2,457	9,069	11,526
20-20279.042-R-3	23-22-200-066-1044	2,528	9,330	11,858
20-20279.043-R-3	23-22-200-066-1045	2,471	9,122	11,593
20-20279.044-R-3	23-22-200-066-1046	2,457	9,069	11,526
20-20279.045-R-3	23-22-200-066-1047	2,471	9,122	11,593
20-20279.046-R-3	23-22-200-066-1048	2,457	9,069	11,526
20-20279.047-R-3	23-22-200-066-1049	2,483	9,166	11,649
20-20279.048-R-3	23-22-200-066-1050	2,483	9,166	11,649
20-20279.049-R-3	23-22-200-066-1051	2,509	9,261	11,770
20-20279.050-R-3	23-22-200-066-1052	2,509	9,261	11,770
20-20279.051-R-3	23-22-200-066-1053	2,509	9,261	11,770
20-20279.052-R-3	23-22-200-066-1054	2,509	9,261	11,770
20-20279.053-R-3	23-22-200-066-1055	2,483	9,167	11,650
20-20279.054-R-3	23-22-200-066-1056	2,535	9,358	11,893
20-20279.055-R-3	23-22-200-066-1057	2,509	9,261	11,770
20-20279.056-R-3	23-22-200-066-1058	2,509	9,261	11,770
20-20279.057-R-3	23-22-200-066-1059	2,509	9,261	11,770
20-20279.058-R-3	23-22-200-066-1060	2,509	9,261	11,770
20-20279.059-R-3	23-22-200-066-1061	2,523	9,313	11,836
20-20279.060-R-3	23-22-200-066-1062	2,523	9,313	11,836
20-20279.061-R-3	23-22-200-066-1063	2,519	9,296	11,815
20-20279.062-R-3	23-22-200-066-1064	2,490	9,192	11,682
20-20279.063-R-3	23-22-200-066-1065	2,519	9,296	11,815
20-20279.064-R-3	23-22-200-066-1066	2,523	9,314	11,837
20-20279.065-R-3	23-22-200-066-1067	2,523	9,314	11,837

20-20279.066-R-3	23-22-200-066-1068	2,523	9,314	11,837
20-20279.067-R-3	23-22-200-066-1069	2,519	9,296	11,815
20-20279.068-R-3	23-22-200-066-1070	2,519	9,296	11,815
20-20279.069-R-3	23-22-200-066-1071	2,519	9,296	11,815
20-20279.070-R-3	23-22-200-066-1072	2,523	9,314	11,837
20-20279.071-R-3	23-22-200-066-1073	2,557	9,436	11,993
20-20279.072-R-3	23-22-200-066-1074	2,557	9,436	11,993
20-20279.073-R-3	23-22-200-066-1075	2,623	9,681	12,304
20-20279.074-R-3	23-22-200-066-1076	2,557	9,436	11,993
20-20279.075-R-3	23-22-200-066-1077	2,557	9,436	11,993
20-20279.076-R-3	23-22-200-066-1078	2,557	9,436	11,993
20-20279.077-R-3	23-22-200-066-1079	2,557	9,436	11,993
20-20279.078-R-3	23-22-200-066-1080	2,557	9,436	11,993
20-20279.079-R-3	23-22-200-066-1081	2,557	9,436	11,993
20-20279.080-R-3	23-22-200-066-1082	2,557	9,436	11,993
20-20279.081-R-3	23-22-200-066-1083	2,557	9,436	11,993
20-20279.082-R-3	23-22-200-066-1084	2,557	9,436	11,993
20-20279.083-R-3	23-22-200-066-1085	2,625	9,688	12,313
20-20279.084-R-3	23-22-200-066-1086	2,625	9,688	12,313
20-20279.085-R-3	23-22-200-066-1087	2,625	9,688	12,313
20-20279.086-R-3	23-22-200-066-1088	2,625	9,688	12,313
20-20279.087-R-3	23-22-200-066-1089	2,625	9,688	12,313
20-20279.088-R-3	23-22-200-066-1090	2,625	9,688	12,313
20-20279.089-R-3	23-22-200-066-1091	2,625	9,688	12,313
20-20279.090-R-3	23-22-200-066-1092	2,625	9,688	12,313
20-20279.091-R-3	23-22-200-066-1093	2,625	9,688	12,313
20-20279.092-R-3	23-22-200-066-1094	2,625	9,688	12,313
20-20279.093-R-3	23-22-200-066-1095	2,625	9,688	12,313
20-20279.094-R-3	23-22-200-066-1096	2,625	9,688	12,313

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: May 21, 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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