



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

APPELLANT: 1500 Sheridan Road Condominium Assc  
DOCKET NO.: 20-32244.001-R-3 through 20-32244.107-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1500 Sheridan Road Condominium Assc, the appellant, by attorney Richard D. Worssek, of Worssek & Vihon in Chicago; the Cook County Board of Review; New Trier H.S.D. # 203, the Village of Wilmette, the Wilmette Park District, and Wilmette S.D. # 39, intervenors, by attorney Scott L. Ginsburg of Robbins Schwartz Nicholas Lifton Taylor 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-32244.001-R-3	05-27-200-055-1001	6,573	35,433	\$42,006
20-32244.002-R-3	05-27-200-055-1002	6,573	35,433	\$42,006
20-32244.003-R-3	05-27-200-055-1003	6,395	34,475	\$40,870
20-32244.004-R-3	05-27-200-055-1004	6,573	35,433	\$42,006
20-32244.005-R-3	05-27-200-055-1005	6,573	35,433	\$42,006
20-32244.006-R-3	05-27-200-055-1006	6,484	34,952	\$41,436
20-32244.007-R-3	05-27-200-055-1007	6,040	32,559	\$38,599
20-32244.008-R-3	05-27-200-055-1008	7,195	38,784	\$45,979
20-32244.009-R-3	05-27-200-055-1009	7,195	38,784	\$45,979
20-32244.010-R-3	05-27-200-055-1010	6,040	32,559	\$38,599
20-32244.011-R-3	05-27-200-055-1011	8,394	45,246	\$53,640
20-32244.012-R-3	05-27-200-055-1012	7,594	40,939	\$48,533
20-32244.013-R-3	05-27-200-055-1013	7,594	40,939	\$48,533
20-32244.014-R-3	05-27-200-055-1014	7,594	40,939	\$48,533
20-32244.015-R-3	05-27-200-055-1015	7,594	40,939	\$48,533
20-32244.016-R-3	05-27-200-055-1016	5,151	27,770	\$32,921
20-32244.017-R-3	05-27-200-055-1017	5,151	27,770	\$32,921
20-32244.018-R-3	05-27-200-055-1018	7,594	40,939	\$48,533
20-32244.019-R-3	05-27-200-055-1019	7,594	40,939	\$48,533

20-32244.020-R-3	05-27-200-055-1020	7,594	40,939	\$48,533
20-32244.021-R-3	05-27-200-055-1021	7,594	40,939	\$48,533
20-32244.022-R-3	05-27-200-055-1022	8,394	45,246	\$53,640
20-32244.023-R-3	05-27-200-055-1023	5,906	31,841	\$37,747
20-32244.024-R-3	05-27-200-055-1024	5,996	32,321	\$38,317
20-32244.025-R-3	05-27-200-055-1025	6,617	35,672	\$42,289
20-32244.026-R-3	05-27-200-055-1026	6,617	35,672	\$42,289
20-32244.027-R-3	05-27-200-055-1027	5,996	32,321	\$38,317
20-32244.028-R-3	05-27-200-055-1028	6,617	35,672	\$42,289
20-32244.029-R-3	05-27-200-055-1029	6,617	35,672	\$42,289
20-32244.030-R-3	05-27-200-055-1030	5,996	32,321	\$38,317
20-32244.031-R-3	05-27-200-055-1031	5,906	31,841	\$37,747
20-32244.032-R-3	05-27-200-055-1032	6,084	32,799	\$38,883
20-32244.033-R-3	05-27-200-055-1033	7,861	42,377	\$50,238
20-32244.034-R-3	05-27-200-055-1034	7,061	38,064	\$45,125
20-32244.035-R-3	05-27-200-055-1035	5,418	29,209	\$34,627
20-32244.036-R-3	05-27-200-055-1036	5,418	29,209	\$34,627
20-32244.037-R-3	05-27-200-055-1037	7,061	38,064	\$45,125
20-32244.038-R-3	05-27-200-055-1038	7,061	38,064	\$45,125
20-32244.039-R-3	05-27-200-055-1039	5,418	29,209	\$34,627
20-32244.040-R-3	05-27-200-055-1040	5,418	29,209	\$34,627
20-32244.041-R-3	05-27-200-055-1041	7,061	38,064	\$45,125
20-32244.042-R-3	05-27-200-055-1042	7,861	42,377	\$50,238
20-32244.043-R-3	05-27-200-055-1043	6,084	32,799	\$38,883
20-32244.044-R-3	05-27-200-055-1044	6,084	32,799	\$38,883
20-32244.045-R-3	05-27-200-055-1045	6,040	32,559	\$38,599
20-32244.046-R-3	05-27-200-055-1046	6,795	36,630	\$43,425
20-32244.047-R-3	05-27-200-055-1047	6,795	36,630	\$43,425
20-32244.048-R-3	05-27-200-055-1048	6,040	32,559	\$38,599
20-32244.049-R-3	05-27-200-055-1049	6,795	36,630	\$43,425
20-32244.050-R-3	05-27-200-055-1050	6,795	36,630	\$43,425
20-32244.051-R-3	05-27-200-055-1051	6,040	32,559	\$38,599
20-32244.052-R-3	05-27-200-055-1052	6,084	32,799	\$38,883
20-32244.053-R-3	05-27-200-055-1053	6,262	33,756	\$40,018
20-32244.054-R-3	05-27-200-055-1054	8,039	43,335	\$51,374
20-32244.055-R-3	05-27-200-055-1055	7,239	39,022	\$46,261
20-32244.056-R-3	05-27-200-055-1056	5,596	30,167	\$35,763
20-32244.057-R-3	05-27-200-055-1057	5,596	30,167	\$35,763
20-32244.058-R-3	05-27-200-055-1058	7,239	39,022	\$46,261
20-32244.059-R-3	05-27-200-055-1059	7,239	39,022	\$46,261
20-32244.060-R-3	05-27-200-055-1060	5,596	30,167	\$35,763
20-32244.061-R-3	05-27-200-055-1061	5,596	30,167	\$35,763
20-32244.062-R-3	05-27-200-055-1062	7,239	39,022	\$46,261
20-32244.063-R-3	05-27-200-055-1063	8,039	43,335	\$51,374
20-32244.064-R-3	05-27-200-055-1064	6,262	33,756	\$40,018
20-32244.065-R-3	05-27-200-055-1065	6,262	33,756	\$40,018

20-32244.066-R-3	05-27-200-055-1066	6,084	32,799	\$38,883
20-32244.067-R-3	05-27-200-055-1067	6,973	37,588	\$44,561
20-32244.068-R-3	05-27-200-055-1068	6,973	37,588	\$44,561
20-32244.069-R-3	05-27-200-055-1069	6,084	32,799	\$38,883
20-32244.070-R-3	05-27-200-055-1070	6,973	37,588	\$44,561
20-32244.071-R-3	05-27-200-055-1071	6,973	37,588	\$44,561
20-32244.072-R-3	05-27-200-055-1072	6,084	32,799	\$38,883
20-32244.073-R-3	05-27-200-055-1073	6,262	33,756	\$40,018
20-32244.074-R-3	05-27-200-055-1074	6,440	34,714	\$41,154
20-32244.075-R-3	05-27-200-055-1075	8,217	44,293	\$52,510
20-32244.076-R-3	05-27-200-055-1076	7,417	39,981	\$47,398
20-32244.077-R-3	05-27-200-055-1077	5,774	31,125	\$36,899
20-32244.078-R-3	05-27-200-055-1078	5,774	31,125	\$36,899
20-32244.079-R-3	05-27-200-055-1079	7,417	39,981	\$47,398
20-32244.080-R-3	05-27-200-055-1080	7,417	39,981	\$47,398
20-32244.081-R-3	05-27-200-055-1081	5,774	31,125	\$36,899
20-32244.082-R-3	05-27-200-055-1082	5,774	31,125	\$36,899
20-32244.083-R-3	05-27-200-055-1083	7,417	39,981	\$47,398
20-32244.084-R-3	05-27-200-055-1084	8,217	44,293	\$52,510
20-32244.085-R-3	05-27-200-055-1085	6,440	34,714	\$41,154
20-32244.086-R-3	05-27-200-055-1086	6,440	34,714	\$41,154
20-32244.087-R-3	05-27-200-055-1087	6,128	33,037	\$39,165
20-32244.088-R-3	05-27-200-055-1088	7,150	38,546	\$45,696
20-32244.090-R-3	05-27-200-055-1090	6,128	33,037	\$39,165
20-32244.091-R-3	05-27-200-055-1091	7,150	38,546	\$45,696
20-32244.092-R-3	05-27-200-055-1092	7,150	38,546	\$45,696
20-32244.093-R-3	05-27-200-055-1093	6,128	33,037	\$39,165
20-32244.094-R-3	05-27-200-055-1094	6,440	34,714	\$41,154
20-32244.095-R-3	05-27-200-055-1095	6,617	35,672	\$42,289
20-32244.096-R-3	05-27-200-055-1096	8,394	45,246	\$53,640
20-32244.097-R-3	05-27-200-055-1097	7,594	40,939	\$48,533
20-32244.098-R-3	05-27-200-055-1098	5,951	32,079	\$38,030
20-32244.099-R-3	05-27-200-055-1101	7,594	40,939	\$48,533
20-32244.100-R-3	05-27-200-055-1102	5,951	32,079	\$38,030
20-32244.101-R-3	05-27-200-055-1103	5,951	32,079	\$38,030
20-32244.102-R-3	05-27-200-055-1104	7,594	40,939	\$48,533
20-32244.103-R-3	05-27-200-055-1105	8,394	45,246	\$53,640
20-32244.104-R-3	05-27-200-055-1106	6,617	35,672	\$42,289
20-32244.105-R-3	05-27-200-055-1107	13,324	71,821	\$85,145
20-32244.106-R-3	05-27-200-055-1108	13,324	71,821	\$85,145
20-32244.107-R-3	05-27-200-055-1109	13,324	71,821	\$85,145

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: February 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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