



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

APPELLANT: Lakeview Court Townhome Association
DOCKET NO.: 20-49203.001-R-1 through 20-49203.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lakeview Court Townhome Association, the appellant, by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. in Chicago; and the Cook County Board of Review.

The record in this appeal contains valuation information submitted by the appellant. The record also contains the board of review Notes on Appeal indicating the board agrees with the assessment conclusion contained in the appellant's documentation. However, the Notes on Appeal erroneously report a total combined assessment of \$689,197. After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-49203.001-R-1	14-20-103-094-0000	11,880	45,205	\$57,085
20-49203.002-R-1	14-20-103-095-0000	11,916	45,154	\$57,070
20-49203.003-R-1	14-20-103-096-0000	11,898	45,205	\$57,103
20-49203.004-R-1	14-20-103-097-0000	11,907	45,205	\$57,112
20-49203.005-R-1	14-20-103-098-0000	16,803	41,001	\$57,804
20-49203.006-R-1	14-20-103-099-0000	20,646	37,732	\$58,378
20-49203.007-R-1	14-20-103-100-0000	20,520	37,836	\$58,356
20-49203.008-R-1	14-20-103-101-0000	11,952	45,154	\$57,106
20-49203.009-R-1	14-20-103-102-0000	11,898	45,205	\$57,103
20-49203.010-R-1	14-20-103-103-0000	11,853	45,205	\$57,058
20-49203.011-R-1	14-20-103-104-0000	11,961	45,154	\$57,115
20-49203.012-R-1	14-20-103-105-0000	16,866	40,950	\$57,816

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 18, 2025



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

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Property Tax Appeal Board
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Springfield, IL 62706-4001

APPELLANT

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