



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

APPELLANT: Woods Edge III Condominium Association
DOCKET NO.: 21-29764.001-R-2 through 21-29764.094-R-2
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 C.H.S.D. #230, and Green Hills Public Library District, 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
21-29764.001-R-2	23-22-200-066-1001	2,261	8,345	10,606
21-29764.002-R-2	23-22-200-066-1002	2,261	8,345	10,606
21-29764.003-R-2	23-22-200-066-1003	2,289	8,450	10,739
21-29764.004-R-2	23-22-200-066-1004	2,289	8,450	10,739
21-29764.005-R-2	23-22-200-066-1005	2,223	8,205	10,428
21-29764.006-R-2	23-22-200-066-1006	2,228	8,222	10,450
21-29764.007-R-2	23-22-200-066-1007	2,261	8,345	10,606
21-29764.008-R-2	23-22-200-066-1008	2,261	8,345	10,606
21-29764.009-R-2	23-22-200-066-1009	2,289	8,450	10,739
21-29764.010-R-2	23-22-200-066-1010	2,289	8,450	10,739
21-29764.011-R-2	23-22-200-066-1011	2,223	8,206	10,429
21-29764.012-R-2	23-22-200-066-1012	2,228	8,222	10,450
21-29764.013-R-2	23-22-200-066-1013	2,386	8,808	11,194
21-29764.014-R-2	23-22-200-066-1014	2,303	8,502	10,805
21-29764.015-R-2	23-22-200-066-1015	2,424	8,948	11,372
21-29764.016-R-2	23-22-200-066-1016	2,337	8,624	10,961
21-29764.017-R-2	23-22-200-066-1017	2,353	8,686	11,039
21-29764.018-R-2	23-22-200-066-1018	2,268	8,370	10,638
21-29764.019-R-2	23-22-200-066-1019	2,303	8,502	10,805

21-29764.020-R-2	23-22-200-066-1020	2,422	8,938	11,360
21-29764.021-R-2	23-22-200-066-1021	2,337	8,624	10,961
21-29764.022-R-2	23-22-200-066-1022	2,424	8,948	11,372
21-29764.023-R-2	23-22-200-066-1023	2,303	8,502	10,805
21-29764.024-R-2	23-22-200-066-1024	2,353	8,686	11,039
21-29764.025-R-2	23-22-200-066-1025	2,469	9,114	11,583
21-29764.026-R-2	23-22-200-066-1026	2,128	7,856	9,984
21-29764.027-R-2	23-22-200-066-1027	2,504	9,244	11,748
21-29764.028-R-2	23-22-200-066-1028	2,415	8,912	11,327
21-29764.029-R-2	23-22-200-066-1029	2,434	8,982	11,416
21-29764.030-R-2	23-22-200-066-1030	2,348	8,666	11,014
21-29764.031-R-2	23-22-200-066-1032	2,729	10,074	12,803
21-29764.032-R-2	23-22-200-066-1034	2,502	9,236	11,738
21-29764.033-R-2	23-22-200-066-1035	2,346	8,659	11,005
21-29764.034-R-2	23-22-200-066-1036	2,434	8,982	11,416
21-29764.035-R-2	23-22-200-066-1037	2,429	8,964	11,393
21-29764.036-R-2	23-22-200-066-1038	2,457	9,069	11,526
21-29764.037-R-2	23-22-200-066-1039	2,457	9,069	11,526
21-29764.038-R-2	23-22-200-066-1040	2,471	9,121	11,592
21-29764.039-R-2	23-22-200-066-1041	2,457	9,069	11,526
21-29764.040-R-2	23-22-200-066-1042	2,471	9,121	11,592
21-29764.041-R-2	23-22-200-066-1043	2,457	9,069	11,526
21-29764.042-R-2	23-22-200-066-1044	2,528	9,330	11,858
21-29764.043-R-2	23-22-200-066-1045	2,471	9,122	11,593
21-29764.044-R-2	23-22-200-066-1046	2,457	9,069	11,526
21-29764.045-R-2	23-22-200-066-1047	2,471	9,122	11,593
21-29764.046-R-2	23-22-200-066-1048	2,457	9,069	11,526
21-29764.047-R-2	23-22-200-066-1049	2,483	9,166	11,649
21-29764.048-R-2	23-22-200-066-1050	2,483	9,166	11,649
21-29764.049-R-2	23-22-200-066-1051	2,509	9,261	11,770
21-29764.050-R-2	23-22-200-066-1052	2,509	9,261	11,770
21-29764.051-R-2	23-22-200-066-1053	2,509	9,261	11,770
21-29764.052-R-2	23-22-200-066-1054	2,509	9,261	11,770
21-29764.053-R-2	23-22-200-066-1055	2,483	9,167	11,650
21-29764.054-R-2	23-22-200-066-1056	2,535	9,358	11,893
21-29764.055-R-2	23-22-200-066-1057	2,509	9,261	11,770
21-29764.056-R-2	23-22-200-066-1058	2,509	9,261	11,770
21-29764.057-R-2	23-22-200-066-1059	2,509	9,261	11,770
21-29764.058-R-2	23-22-200-066-1060	2,509	9,261	11,770
21-29764.059-R-2	23-22-200-066-1061	2,523	9,313	11,836
21-29764.060-R-2	23-22-200-066-1062	2,523	9,313	11,836
21-29764.061-R-2	23-22-200-066-1063	2,519	9,296	11,815
21-29764.062-R-2	23-22-200-066-1064	2,490	9,192	11,682
21-29764.063-R-2	23-22-200-066-1065	2,519	9,296	11,815
21-29764.064-R-2	23-22-200-066-1066	2,523	9,314	11,837
21-29764.065-R-2	23-22-200-066-1067	2,523	9,314	11,837

21-29764.066-R-2	23-22-200-066-1068	2,523	9,314	11,837
21-29764.067-R-2	23-22-200-066-1069	2,519	9,296	11,815
21-29764.068-R-2	23-22-200-066-1070	2,519	9,296	11,815
21-29764.069-R-2	23-22-200-066-1071	2,519	9,296	11,815
21-29764.070-R-2	23-22-200-066-1072	2,523	9,314	11,837
21-29764.071-R-2	23-22-200-066-1073	2,557	9,436	11,993
21-29764.072-R-2	23-22-200-066-1074	2,557	9,436	11,993
21-29764.073-R-2	23-22-200-066-1075	2,623	9,681	12,304
21-29764.074-R-2	23-22-200-066-1076	2,557	9,436	11,993
21-29764.075-R-2	23-22-200-066-1077	2,557	9,436	11,993
21-29764.076-R-2	23-22-200-066-1078	2,557	9,436	11,993
21-29764.077-R-2	23-22-200-066-1079	2,557	9,436	11,993
21-29764.078-R-2	23-22-200-066-1080	2,557	9,436	11,993
21-29764.079-R-2	23-22-200-066-1081	2,557	9,436	11,993
21-29764.080-R-2	23-22-200-066-1082	2,557	9,436	11,993
21-29764.081-R-2	23-22-200-066-1083	2,557	9,436	11,993
21-29764.082-R-2	23-22-200-066-1084	2,557	9,436	11,993
21-29764.083-R-2	23-22-200-066-1085	2,625	9,688	12,313
21-29764.084-R-2	23-22-200-066-1086	2,625	9,688	12,313
21-29764.085-R-2	23-22-200-066-1087	2,625	9,688	12,313
21-29764.086-R-2	23-22-200-066-1088	2,625	9,688	12,313
21-29764.087-R-2	23-22-200-066-1089	2,625	9,688	12,313
21-29764.088-R-2	23-22-200-066-1090	2,625	9,688	12,313
21-29764.089-R-2	23-22-200-066-1091	2,625	9,688	12,313
21-29764.090-R-2	23-22-200-066-1092	2,625	9,688	12,313
21-29764.091-R-2	23-22-200-066-1093	2,625	9,688	12,313
21-29764.092-R-2	23-22-200-066-1094	2,625	9,688	12,313
21-29764.093-R-2	23-22-200-066-1095	2,625	9,688	12,313
21-29764.094-R-2	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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