FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Prairie Court Townhomes Homeowners Assoc
DOCKET NO.: 21-55177.001-R-3 through 21-55177.059-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Prairie Court Townhomes Homeowners Assoc, the appellant, by attorney James P. Boyle, of Crane and Norcross LLC in Chicago; the Cook County Board of Review.

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
21-55177.001-R-3	17-22-303-052-0000	26,082	131,015	$157,097
21-55177.002-R-3	17-22-303-053-0000	19,208	122,373	$141,581
21-55177.003-R-3	17-22-303-054-0000	19,208	122,373	$141,581
21-55177.004-R-3	17-22-303-055-0000	19,208	98,130	$117,338
21-55177.005-R-3	17-22-303-056-0000	19,208	122,373	$141,581
21-55177.006-R-3	17-22-303-057-0000	19,208	122,373	$141,581
21-55177.007-R-3	17-22-303-058-0000	20,286	121,295	$141,581
21-55177.008-R-3	17-22-303-059-0000	16,422	100,916	$117,338
21-55177.009-R-3	17-22-303-060-0000	15,610	101,728	$117,338
21-55177.010-R-3	17-22-303-061-0000	15,848	101,490	$117,338
21-55177.011-R-3	17-22-303-062-0000	15,806	101,532	$117,338
21-55177.012-R-3	17-22-303-063-0000	15,610	101,728	$117,338
21-55177.013-R-3	17-22-303-064-0000	15,638	101,700	$117,338
21-55177.014-R-3	17-22-303-065-0000	15,652	92,958	$108,610
21-55177.015-R-3	17-22-303-066-0000	15,680	101,658	$117,338
21-55177.016-R-3	17-22-303-067-0000	16,548	100,790	$117,338
21-55177.017-R-3	17-22-303-068-0000	16,310	101,028	$117,338
21-55177.018-R-3	17-22-303-069-0000	15,498	101,840	$117,338
21-55177.019-R-3	17-22-303-070-0000	15,526	101,812	$117,338
21-55177.020-R-3	17-22-303-071-0000	15,540	101,798	$117,338
21-55177.021-R-3	17-22-303-072-0000	13,776	103,562	$117,338

21-55177.022-R-3	17-22-303-074-0000	15,778	101,560	$117,338
21-55177.023-R-3	17-22-303-075-0000	15,456	104,597	$120,053
21-55177.024-R-3	17-22-303-076-0000	16,016	101,322	$117,338
21-55177.025-R-3	17-22-303-077-0000	16,492	100,846	$117,338
21-55177.026-R-3	17-22-303-078-0000	15,400	80,604	$96,004
21-55177.027-R-3	17-22-303-080-0000	13,146	83,827	$96,973
21-55177.028-R-3	17-22-303-081-0000	14,420	86,432	$100,852
21-55177.029-R-3	17-22-303-082-0000	16,338	83,545	$99,883
21-55177.030-R-3	17-22-303-083-0000	16,338	83,545	$99,883
21-55177.031-R-3	17-22-303-084-0000	14,462	86,390	$100,852
21-55177.032-R-3	17-22-303-085-0000	13,174	83,799	$96,973
21-55177.033-R-3	17-22-303-086-0000	13,132	64,447	$77,579
21-55177.034-R-3	17-22-303-087-0000	15,358	80,646	$96,004
21-55177.035-R-3	17-22-303-088-0000	16,534	80,439	$96,973
21-55177.036-R-3	17-22-303-089-0000	14,154	68,273	$82,427
21-55177.037-R-3	17-22-303-090-0000	14,154	85,729	$99,883
21-55177.038-R-3	17-22-303-091-0000	15,540	93,070	$108,610
21-55177.039-R-3	17-22-303-092-0000	16,338	76,756	$93,094
21-55177.040-R-3	17-22-303-093-0000	16,338	76,756	$93,094
21-55177.041-R-3	17-22-303-094-0000	15,582	93,028	$108,610
21-55177.042-R-3	17-22-303-095-0000	14,154	85,729	$99,883
21-55177.043-R-3	17-22-303-096-0000	14,098	68,329	$82,427
21-55177.044-R-3	17-22-303-097-0000	16,534	80,436	$96,970
21-55177.045-R-3	17-22-303-098-0000	7,070	40,321	$47,391
21-55177.046-R-3	17-22-303-099-0000	8,274	40,284	$48,558
21-55177.047-R-3	17-22-303-100-0000	6,006	43,214	$49,220
21-55177.048-R-3	17-22-303-101-0000	7,126	43,180	$50,306
21-55177.049-R-3	17-22-303-102-0000	6,006	41,916	$47,922
21-55177.050-R-3	17-22-303-103-0000	7,126	41,882	$49,008
21-55177.051-R-3	17-22-303-104-0000	6,664	43,213	$49,877
21-55177.052-R-3	17-22-303-105-0000	7,742	43,181	$50,923
21-55177.053-R-3	17-22-303-106-0000	5,292	41,839	$47,131
21-55177.054-R-3	17-22-303-107-0000	11,018	41,666	$52,684
21-55177.055-R-3	17-22-303-108-0000	16,338	76,756	$93,094
21-55177.056-R-3	17-22-303-109-0000	14,462	75,723	$90,185
21-55177.057-R-3	17-22-303-110-0000	13,146	74,130	$87,276
21-55177.058-R-3	17-22-303-111-0000	13,146	57,645	$70,791
21-55177.059-R-3	17-22-303-112-0000	15,358	67,069	$82,427

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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:

C E R T I F I C A T I O N

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: December 23, 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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APPELLANT

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