



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

APPELLANT: Westchester Rising, LLC  
DOCKET NO.: 21-55790.001-C-3 through 21-55790.027-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Westchester Rising, LLC, the appellant(s), by attorney Marie V. Mactal, of the Law Offices of Terrence Kennedy Jr. in Chicago; the Cook County Board of Review; the Village of Westchester, intervenor, by attorney Alan Mullins of Montana & Welch, LLC in Elmhurst, BOE of Westchester Public S.D. #92 1/2, intervenor, by attorney Ares G. Dalianis of Franczek P.C. 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>
21-55790.001-C-3	15-21-200-018-0000	9,188	2,555	\$11,743
21-55790.002-C-3	15-21-200-019-0000	9,188	1,608	\$10,796
21-55790.003-C-3	15-21-200-020-0000	9,188	665	\$9,853
21-55790.004-C-3	15-21-200-021-0000	9,188	857	\$10,045
21-55790.005-C-3	15-21-200-022-0000	9,188	839	\$10,027
21-55790.006-C-3	15-21-200-023-0000	9,188	712	\$9,900
21-55790.007-C-3	15-21-200-024-0000	9,188	2,179	\$11,367
21-55790.008-C-3	15-21-200-025-0000	9,188	2,486	\$11,674
21-55790.009-C-3	15-21-200-074-0000	48,850	49,386	\$98,236
21-55790.010-C-3	15-21-200-075-0000	52,189	41,664	\$93,853
21-55790.011-C-3	15-21-200-076-0000	14,700	5,466	\$20,166
21-55790.012-C-3	15-21-200-077-0000	3,675	960	\$4,635
21-55790.013-C-3	15-21-204-009-0000	15,225	9,424	\$24,649
21-55790.014-C-3	15-21-204-010-0000	16,188	9,424	\$25,612
21-55790.015-C-3	15-21-204-011-0000	17,063	9,424	\$26,487
21-55790.016-C-3	15-21-204-012-0000	18,025	5,654	\$23,679
21-55790.017-C-3	15-21-204-013-0000	18,988	27	\$19,015
21-55790.018-C-3	15-21-204-014-0000	18,704	79	\$18,783
21-55790.019-C-3	15-21-204-020-0000	10,800	942	\$11,742

21-55790.020-C-3	15-21-204-021-0000	10,800	644	\$11,444
21-55790.021-C-3	15-21-204-022-0000	10,800	704	\$11,504
21-55790.022-C-3	15-21-204-023-0000	10,800	823	\$11,623
21-55790.023-C-3	15-21-204-024-0000	10,800	882	\$11,682
21-55790.024-C-3	15-21-204-025-0000	10,800	882	\$11,682
21-55790.025-C-3	15-21-204-026-0000	11,500	862	\$12,362
21-55790.026-C-3	15-21-204-150-0000	89,880	87,561	\$177,441

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:

August 19, 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

State of Illinois  
Property Tax Appeal Board  
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Springfield, IL 62706-4001

APPELLANT

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INTERVENOR

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