



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

APPELLANT: River Village Townhome South Condo Assn
DOCKET NO.: 22-57146.001-R-3 through 22-57146.204-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are River Village Townhome South Condo Assn, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; and the Chicago Board of Education, the 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-57146.001-R-3	17-04-322-022-1001	21,843	50,734	\$72,577
22-57146.002-R-3	17-04-322-022-1002	14,022	32,597	\$46,619
22-57146.003-R-3	17-04-322-022-1003	14,022	32,597	\$46,619
22-57146.004-R-3	17-04-322-022-1004	14,022	32,597	\$46,619
22-57146.005-R-3	17-04-322-022-1005	14,022	32,597	\$46,619
22-57146.006-R-3	17-04-322-022-1006	14,022	32,597	\$46,619
22-57146.007-R-3	17-04-322-022-1007	14,022	32,597	\$46,619
22-57146.008-R-3	17-04-322-022-1008	14,022	32,597	\$46,619
22-57146.009-R-3	17-04-322-022-1009	14,022	32,597	\$46,619
22-57146.010-R-3	17-04-322-022-1010	14,022	32,597	\$46,619
22-57146.011-R-3	17-04-322-022-1011	14,022	32,597	\$46,619
22-57146.012-R-3	17-04-322-022-1012	14,295	33,231	\$47,526
22-57146.013-R-3	17-04-322-022-1013	14,022	32,597	\$46,619
22-57146.014-R-3	17-04-322-022-1014	21,036	48,902	\$69,938
22-57146.015-R-3	17-04-322-022-1015	21,036	48,902	\$69,938
22-57146.016-R-3	17-04-322-022-1016	14,295	33,231	\$47,526
22-57146.017-R-3	17-04-322-022-1017	14,022	32,597	\$46,619
22-57146.018-R-3	17-04-322-022-1018	14,022	32,597	\$46,619
22-57146.019-R-3	17-04-322-022-1019	14,022	32,597	\$46,619
22-57146.020-R-3	17-04-322-022-1020	21,036	48,902	\$69,938

22-57146.021-R-3	17-04-322-022-1021	13,243	30,784	\$44,027
22-57146.022-R-3	17-04-322-022-1022	13,243	30,784	\$44,027
22-57146.023-R-3	17-04-322-022-1023	13,243	30,784	\$44,027
22-57146.024-R-3	17-04-322-022-1024	21,036	48,902	\$69,938
22-57146.025-R-3	17-04-322-022-1025	13,600	31,614	\$45,214
22-57146.026-R-3	17-04-322-022-1026	13,906	32,327	\$46,233
22-57146.027-R-3	17-04-322-022-1027	13,633	31,692	\$45,325
22-57146.028-R-3	17-04-322-022-1028	13,633	31,692	\$45,325
22-57146.029-R-3	17-04-322-022-1029	14,022	32,597	\$46,619
22-57146.030-R-3	17-04-322-022-1030	14,022	32,597	\$46,619
22-57146.031-R-3	17-04-322-022-1031	13,633	31,692	\$45,325
22-57146.032-R-3	17-04-322-022-1032	13,633	31,692	\$45,325
22-57146.033-R-3	17-04-322-022-1033	13,633	31,692	\$45,325
22-57146.034-R-3	17-04-322-022-1034	13,633	31,692	\$45,325
22-57146.035-R-3	17-04-322-022-1035	13,906	32,327	\$46,233
22-57146.036-R-3	17-04-322-022-1036	13,633	31,692	\$45,325
22-57146.037-R-3	17-04-322-022-1037	13,633	31,692	\$45,325
22-57146.038-R-3	17-04-322-022-1038	13,633	31,692	\$45,325
22-57146.039-R-3	17-04-322-022-1039	13,633	31,692	\$45,325
22-57146.040-R-3	17-04-322-022-1040	13,633	31,692	\$45,325
22-57146.041-R-3	17-04-322-022-1041	13,633	31,692	\$45,325
22-57146.042-R-3	17-04-322-022-1042	14,022	32,597	\$46,619
22-57146.043-R-3	17-04-322-022-1043	18,698	43,466	\$62,164
22-57146.044-R-3	17-04-322-022-1044	12,853	29,879	\$42,732
22-57146.045-R-3	17-04-322-022-1045	12,853	29,879	\$42,732
22-57146.046-R-3	17-04-322-022-1046	12,853	29,879	\$42,732
22-57146.047-R-3	17-04-322-022-1047	18,698	43,466	\$62,164
22-57146.048-R-3	17-04-322-022-1048	12,737	29,609	\$42,346
22-57146.049-R-3	17-04-322-022-1049	12,464	28,975	\$41,439
22-57146.050-R-3	17-04-322-022-1050	12,464	28,975	\$41,439
22-57146.051-R-3	17-04-322-022-1051	11,684	27,162	\$38,846
22-57146.052-R-3	17-04-322-022-1058	11,684	27,162	\$38,846
22-57146.053-R-3	17-04-322-022-1059	12,464	28,975	\$41,439
22-57146.054-R-3	17-04-322-022-1060	12,464	28,975	\$41,439
22-57146.055-R-3	17-04-322-022-1061	12,464	28,975	\$41,439
22-57146.056-R-3	17-04-322-022-1062	18,698	43,466	\$62,164
22-57146.057-R-3	17-04-322-022-1063	12,853	29,879	\$42,732
22-57146.058-R-3	17-04-322-022-1064	12,853	29,879	\$42,732
22-57146.059-R-3	17-04-322-022-1065	12,853	29,879	\$42,732
22-57146.060-R-3	17-04-322-022-1066	18,698	43,466	\$62,164
22-57146.061-R-3	17-04-322-022-1067	13,711	31,873	\$45,584
22-57146.062-R-3	17-04-322-022-1068	13,438	31,238	\$44,676
22-57146.063-R-3	17-04-322-022-1069	13,438	31,238	\$44,676
22-57146.064-R-3	17-04-322-022-1070	12,658	29,425	\$42,083
22-57146.065-R-3	17-04-322-022-1077	11,684	27,162	\$38,846
22-57146.066-R-3	17-04-322-022-1078	12,464	28,975	\$41,439

22-57146.067-R-3	17-04-322-022-1079	12,464	28,975	\$41,439
22-57146.068-R-3	17-04-322-022-1080	12,464	28,975	\$41,439
22-57146.069-R-3	17-04-322-022-1081	500	2,275	\$2,775
22-57146.070-R-3	17-04-322-022-1082	500	2,275	\$2,775
22-57146.071-R-3	17-04-322-022-1083	500	2,275	\$2,775
22-57146.072-R-3	17-04-322-022-1084	500	2,275	\$2,775
22-57146.073-R-3	17-04-322-022-1085	500	2,275	\$2,775
22-57146.074-R-3	17-04-322-022-1086	500	2,275	\$2,775
22-57146.075-R-3	17-04-322-022-1087	500	2,275	\$2,775
22-57146.076-R-3	17-04-322-022-1088	500	2,275	\$2,775
22-57146.077-R-3	17-04-322-022-1089	500	2,275	\$2,775
22-57146.078-R-3	17-04-322-022-1090	500	2,275	\$2,775
22-57146.079-R-3	17-04-322-022-1091	500	2,275	\$2,775
22-57146.080-R-3	17-04-322-022-1092	500	2,275	\$2,775
22-57146.081-R-3	17-04-322-022-1093	500	2,275	\$2,775
22-57146.082-R-3	17-04-322-022-1094	500	2,275	\$2,775
22-57146.083-R-3	17-04-322-022-1095	500	2,275	\$2,775
22-57146.084-R-3	17-04-322-022-1096	500	2,275	\$2,775
22-57146.085-R-3	17-04-322-022-1097	500	2,275	\$2,775
22-57146.086-R-3	17-04-322-022-1098	500	2,275	\$2,775
22-57146.087-R-3	17-04-322-022-1099	500	2,275	\$2,775
22-57146.088-R-3	17-04-322-022-1100	500	2,275	\$2,775
22-57146.089-R-3	17-04-322-022-1101	500	2,275	\$2,775
22-57146.090-R-3	17-04-322-022-1102	500	2,275	\$2,775
22-57146.091-R-3	17-04-322-022-1103	500	2,275	\$2,775
22-57146.092-R-3	17-04-322-022-1104	500	2,275	\$2,775
22-57146.093-R-3	17-04-322-022-1105	500	2,275	\$2,775
22-57146.094-R-3	17-04-322-022-1106	500	2,275	\$2,775
22-57146.095-R-3	17-04-322-022-1107	500	2,275	\$2,775
22-57146.096-R-3	17-04-322-022-1108	500	2,275	\$2,775
22-57146.097-R-3	17-04-322-022-1109	500	2,275	\$2,775
22-57146.098-R-3	17-04-322-022-1110	500	2,275	\$2,775
22-57146.099-R-3	17-04-322-022-1111	500	2,275	\$2,775
22-57146.100-R-3	17-04-322-022-1112	500	2,275	\$2,775
22-57146.101-R-3	17-04-322-022-1113	500	2,275	\$2,775
22-57146.102-R-3	17-04-322-022-1114	500	2,275	\$2,775
22-57146.103-R-3	17-04-322-022-1115	500	2,275	\$2,775
22-57146.104-R-3	17-04-322-022-1116	500	2,275	\$2,775
22-57146.105-R-3	17-04-322-022-1117	500	2,275	\$2,775
22-57146.106-R-3	17-04-322-022-1118	500	2,275	\$2,775
22-57146.107-R-3	17-04-322-022-1119	500	2,275	\$2,775
22-57146.108-R-3	17-04-322-022-1120	500	2,275	\$2,775
22-57146.109-R-3	17-04-322-022-1121	500	2,275	\$2,775
22-57146.110-R-3	17-04-322-022-1122	500	2,275	\$2,775
22-57146.111-R-3	17-04-322-022-1123	500	2,275	\$2,775
22-57146.112-R-3	17-04-322-022-1124	500	2,275	\$2,775

22-57146.113-R-3	17-04-322-022-1125	500	2,275	\$2,775
22-57146.114-R-3	17-04-322-022-1126	500	2,275	\$2,775
22-57146.115-R-3	17-04-322-022-1127	500	2,275	\$2,775
22-57146.116-R-3	17-04-322-022-1128	500	2,275	\$2,775
22-57146.117-R-3	17-04-322-022-1129	500	2,275	\$2,775
22-57146.118-R-3	17-04-322-022-1130	500	2,275	\$2,775
22-57146.119-R-3	17-04-322-022-1131	500	2,275	\$2,775
22-57146.120-R-3	17-04-322-022-1132	500	2,275	\$2,775
22-57146.121-R-3	17-04-322-022-1133	500	2,275	\$2,775
22-57146.122-R-3	17-04-322-022-1134	500	2,275	\$2,775
22-57146.123-R-3	17-04-322-022-1135	500	2,275	\$2,775
22-57146.124-R-3	17-04-322-022-1136	500	2,275	\$2,775
22-57146.125-R-3	17-04-322-022-1137	500	2,275	\$2,775
22-57146.126-R-3	17-04-322-022-1138	500	2,275	\$2,775
22-57146.127-R-3	17-04-322-022-1139	500	2,275	\$2,775
22-57146.128-R-3	17-04-322-022-1140	500	2,275	\$2,775
22-57146.129-R-3	17-04-322-022-1141	500	2,275	\$2,775
22-57146.130-R-3	17-04-322-022-1142	500	2,275	\$2,775
22-57146.131-R-3	17-04-322-022-1143	500	2,275	\$2,775
22-57146.132-R-3	17-04-322-022-1144	500	2,275	\$2,775
22-57146.133-R-3	17-04-322-022-1145	500	2,275	\$2,775
22-57146.134-R-3	17-04-322-022-1146	500	2,275	\$2,775
22-57146.135-R-3	17-04-322-022-1147	500	2,275	\$2,775
22-57146.136-R-3	17-04-322-022-1148	500	2,275	\$2,775
22-57146.137-R-3	17-04-322-022-1149	500	2,275	\$2,775
22-57146.138-R-3	17-04-322-022-1150	500	2,275	\$2,775
22-57146.139-R-3	17-04-322-022-1151	500	2,275	\$2,775
22-57146.140-R-3	17-04-322-022-1152	500	2,275	\$2,775
22-57146.141-R-3	17-04-322-022-1153	500	2,275	\$2,775
22-57146.142-R-3	17-04-322-022-1154	500	2,275	\$2,775
22-57146.143-R-3	17-04-322-022-1155	500	2,275	\$2,775
22-57146.144-R-3	17-04-322-022-1156	500	2,275	\$2,775
22-57146.145-R-3	17-04-322-022-1157	500	2,275	\$2,775
22-57146.146-R-3	17-04-322-022-1158	500	2,275	\$2,775
22-57146.147-R-3	17-04-322-022-1159	500	2,275	\$2,775
22-57146.148-R-3	17-04-322-022-1160	500	2,275	\$2,775
22-57146.149-R-3	17-04-322-022-1161	500	2,275	\$2,775
22-57146.150-R-3	17-04-322-022-1162	8,177	19,009	\$27,186
22-57146.151-R-3	17-04-322-022-1163	8,568	19,918	\$28,486
22-57146.152-R-3	17-04-322-022-1164	8,568	19,918	\$28,486
22-57146.153-R-3	17-04-322-022-1165	18,698	43,466	\$62,164
22-57146.154-R-3	17-04-322-022-1166	17,529	40,749	\$58,278
22-57146.155-R-3	17-04-322-022-1167	17,529	40,749	\$58,278
22-57146.156-R-3	17-04-322-022-1168	17,529	40,749	\$58,278
22-57146.157-R-3	17-04-322-022-1169	17,529	40,749	\$58,278
22-57146.158-R-3	17-04-322-022-1170	21,036	48,902	\$69,938

22-57146.159-R-3	17-04-322-022-1171	8,177	19,009	\$27,186
22-57146.160-R-3	17-04-322-022-1172	8,568	19,918	\$28,486
22-57146.161-R-3	17-04-322-022-1173	8,568	19,918	\$28,486
22-57146.162-R-3	17-04-322-022-1174	16,749	38,936	\$55,685
22-57146.163-R-3	17-04-322-022-1175	16,749	38,936	\$55,685
22-57146.164-R-3	17-04-322-022-1176	16,749	38,936	\$55,685
22-57146.165-R-3	17-04-322-022-1177	16,749	38,936	\$55,685
22-57146.166-R-3	17-04-322-022-1178	17,918	41,654	\$59,572
22-57146.167-R-3	17-04-322-022-1179	8,177	19,009	\$27,186
22-57146.168-R-3	17-04-322-022-1180	8,568	19,918	\$28,486
22-57146.169-R-3	17-04-322-022-1181	8,568	19,918	\$28,486
22-57146.170-R-3	17-04-322-022-1182	18,698	43,466	\$62,164
22-57146.171-R-3	17-04-322-022-1183	13,126	30,513	\$43,639
22-57146.172-R-3	17-04-322-022-1184	12,853	29,879	\$42,732
22-57146.173-R-3	17-04-322-022-1185	12,853	29,879	\$42,732
22-57146.174-R-3	17-04-322-022-1186	18,698	43,466	\$62,164
22-57146.175-R-3	17-04-322-022-1187	11,684	27,162	\$38,846
22-57146.176-R-3	17-04-322-022-1188	12,464	28,975	\$41,439
22-57146.177-R-3	17-04-322-022-1189	12,737	29,609	\$42,346
22-57146.178-R-3	17-04-322-022-1190	11,684	27,162	\$38,846
22-57146.179-R-3	17-04-322-022-1197	11,684	27,162	\$38,846
22-57146.180-R-3	17-04-322-022-1198	12,464	28,975	\$41,439
22-57146.181-R-3	17-04-322-022-1199	12,464	28,975	\$41,439
22-57146.182-R-3	17-04-322-022-1200	12,464	28,975	\$41,439
22-57146.183-R-3	17-04-322-022-1201	499	2,734	\$3,233
22-57146.184-R-3	17-04-322-022-1202	499	2,734	\$3,233
22-57146.185-R-3	17-04-322-022-1203	499	2,734	\$3,233
22-57146.186-R-3	17-04-322-022-1204	499	2,734	\$3,233
22-57146.187-R-3	17-04-322-022-1205	499	2,734	\$3,233
22-57146.188-R-3	17-04-322-022-1206	499	2,734	\$3,233
22-57146.189-R-3	17-04-322-022-1207	499	2,734	\$3,233
22-57146.190-R-3	17-04-322-022-1208	499	2,734	\$3,233
22-57146.191-R-3	17-04-322-022-1209	499	2,734	\$3,233
22-57146.192-R-3	17-04-322-022-1210	499	2,734	\$3,233
22-57146.193-R-3	17-04-322-022-1211	499	2,734	\$3,233
22-57146.194-R-3	17-04-322-022-1212	499	2,734	\$3,233
22-57146.195-R-3	17-04-322-022-1213	499	2,734	\$3,233
22-57146.196-R-3	17-04-322-022-1214	499	2,734	\$3,233
22-57146.197-R-3	17-04-322-022-1215	499	2,734	\$3,233
22-57146.198-R-3	17-04-322-022-1216	499	2,734	\$3,233
22-57146.199-R-3	17-04-322-022-1217	499	2,734	\$3,233
22-57146.200-R-3	17-04-322-022-1218	499	2,734	\$3,233
22-57146.201-R-3	17-04-322-022-1219	499	2,734	\$3,233
22-57146.202-R-3	17-04-322-022-1220	499	2,734	\$3,233
22-57146.203-R-3	17-04-322-022-1221	499	2,734	\$3,233
22-57146.204-R-3	17-04-322-022-1222	499	2,734	\$3,233

Docket No: 22-57146.001-R-3 through 22-57146.204-R-3

Subject only to the State multiplier as applicable.

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 20, 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
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

River Village Townhome South Condo Assn, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602

INTERVENOR

Chicago BOE, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606