



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

APPELLANT: River Village Lofts Condo Association
DOCKET NO.: 22-57581.001-R-2 through 22-57581.120-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are River Village Lofts Condo Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; and 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
22-57581.001-R-2	17-04-300-048-1001	962	2,230	3,192
22-57581.002-R-2	17-04-300-048-1002	962	2,230	3,192
22-57581.003-R-2	17-04-300-048-1003	962	2,230	3,192
22-57581.004-R-2	17-04-300-048-1004	962	2,230	3,192
22-57581.005-R-2	17-04-300-048-1005	962	2,230	3,192
22-57581.006-R-2	17-04-300-048-1006	962	2,230	3,192
22-57581.007-R-2	17-04-300-048-1007	962	2,230	3,192
22-57581.008-R-2	17-04-300-048-1008	962	2,230	3,192
22-57581.009-R-2	17-04-300-048-1009	962	2,230	3,192
22-57581.010-R-2	17-04-300-048-1010	962	2,230	3,192
22-57581.011-R-2	17-04-300-048-1011	962	2,230	3,192
22-57581.012-R-2	17-04-300-048-1012	962	2,230	3,192
22-57581.013-R-2	17-04-300-048-1013	962	2,230	3,192
22-57581.014-R-2	17-04-300-048-1014	962	2,230	3,192
22-57581.015-R-2	17-04-300-048-1015	962	2,230	3,192
22-57581.016-R-2	17-04-300-048-1016	962	2,230	3,192
22-57581.017-R-2	17-04-300-048-1017	962	2,230	3,192
22-57581.018-R-2	17-04-300-048-1018	962	2,230	3,192
22-57581.019-R-2	17-04-300-048-1019	962	2,230	3,192
22-57581.020-R-2	17-04-300-048-1020	962	2,230	3,192
22-57581.021-R-2	17-04-300-048-1021	962	2,230	3,192

22-57581.022-R-2	17-04-300-048-1022	962	2,230	3,192
22-57581.023-R-2	17-04-300-048-1023	962	2,230	3,192
22-57581.024-R-2	17-04-300-048-1025	962	2,230	3,192
22-57581.025-R-2	17-04-300-048-1026	962	2,230	3,192
22-57581.026-R-2	17-04-300-048-1027	962	2,230	3,192
22-57581.027-R-2	17-04-300-048-1028	962	2,230	3,192
22-57581.028-R-2	17-04-300-048-1029	962	2,230	3,192
22-57581.029-R-2	17-04-300-048-1030	961	2,231	3,192
22-57581.030-R-2	17-04-300-048-1031	962	2,230	3,192
22-57581.031-R-2	17-04-300-048-1032	962	2,230	3,192
22-57581.032-R-2	17-04-300-048-1033	962	2,230	3,192
22-57581.033-R-2	17-04-300-048-1034	962	2,230	3,192
22-57581.034-R-2	17-04-300-048-1035	962	2,230	3,192
22-57581.035-R-2	17-04-300-048-1036	962	2,230	3,192
22-57581.036-R-2	17-04-300-048-1037	962	2,230	3,192
22-57581.037-R-2	17-04-300-048-1038	962	2,230	3,192
22-57581.038-R-2	17-04-300-048-1039	962	2,230	3,192
22-57581.039-R-2	17-04-300-048-1040	962	2,230	3,192
22-57581.040-R-2	17-04-300-048-1041	962	2,230	3,192
22-57581.041-R-2	17-04-300-048-1042	962	2,230	3,192
22-57581.042-R-2	17-04-300-048-1043	962	2,230	3,192
22-57581.043-R-2	17-04-300-048-1044	962	2,230	3,192
22-57581.044-R-2	17-04-300-048-1045	962	2,230	3,192
22-57581.045-R-2	17-04-300-048-1046	962	2,230	3,192
22-57581.046-R-2	17-04-300-048-1047	962	2,230	3,192
22-57581.047-R-2	17-04-300-048-1048	962	2,230	3,192
22-57581.048-R-2	17-04-300-048-1049	962	2,230	3,192
22-57581.049-R-2	17-04-300-048-1050	962	2,230	3,192
22-57581.050-R-2	17-04-300-048-1051	962	2,230	3,192
22-57581.051-R-2	17-04-300-048-1052	962	2,230	3,192
22-57581.052-R-2	17-04-300-048-1053	962	2,230	3,192
22-57581.053-R-2	17-04-300-048-1054	962	2,230	3,192
22-57581.054-R-2	17-04-300-048-1055	962	2,230	3,192
22-57581.055-R-2	17-04-300-048-1056	962	2,230	3,192
22-57581.056-R-2	17-04-300-048-1057	962	2,230	3,192
22-57581.057-R-2	17-04-300-048-1058	962	2,230	3,192
22-57581.058-R-2	17-04-300-048-1059	962	2,230	3,192
22-57581.059-R-2	17-04-300-048-1060	962	2,230	3,192
22-57581.060-R-2	17-04-300-048-1074	962	2,230	3,192
22-57581.061-R-2	17-04-300-048-1081	6,314	14,746	21,060
22-57581.062-R-2	17-04-300-048-1082	7,340	16,937	24,277
22-57581.063-R-2	17-04-300-048-1083	6,218	14,240	20,458
22-57581.064-R-2	17-04-300-048-1084	6,218	14,240	20,458
22-57581.065-R-2	17-04-300-048-1085	6,218	14,240	20,458
22-57581.066-R-2	17-04-300-048-1086	9,136	20,913	30,049
22-57581.067-R-2	17-04-300-048-1087	6,410	14,686	21,096

22-57581.068-R-2	17-04-300-048-1088	10,894	25,478	36,372
22-57581.069-R-2	17-04-300-048-1089	6,570	15,152	21,722
22-57581.070-R-2	17-04-300-048-1090	7,308	16,957	24,265
22-57581.071-R-2	17-04-300-048-1091	6,282	14,201	20,483
22-57581.072-R-2	17-04-300-048-1093	6,282	14,201	20,483
22-57581.073-R-2	17-04-300-048-1094	8,976	21,012	29,988
22-57581.074-R-2	17-04-300-048-1095	8,335	19,148	27,483
22-57581.075-R-2	17-04-300-048-1096	10,194	23,650	33,844
22-57581.076-R-2	17-04-300-048-1097	6,731	15,618	22,349
22-57581.077-R-2	17-04-300-048-1098	6,567	15,155	21,722
22-57581.078-R-2	17-04-300-048-1099	6,570	15,152	21,722
22-57581.079-R-2	17-04-300-048-1100	6,282	14,201	20,483
22-57581.080-R-2	17-04-300-048-1101	6,282	14,201	20,483
22-57581.081-R-2	17-04-300-048-1103	9,072	20,953	30,025
22-57581.082-R-2	17-04-300-048-1104	8,431	19,654	28,085
22-57581.083-R-2	17-04-300-048-1105	10,291	24,155	34,446
22-57581.084-R-2	17-04-300-048-1106	6,987	16,025	23,012
22-57581.085-R-2	17-04-300-048-1107	6,635	15,112	21,747
22-57581.086-R-2	17-04-300-048-1108	7,500	17,403	24,903
22-57581.087-R-2	17-04-300-048-1109	6,346	14,726	21,072
22-57581.088-R-2	17-04-300-048-1110	6,346	14,726	21,072
22-57581.089-R-2	17-04-300-048-1111	6,346	14,726	21,072
22-57581.090-R-2	17-04-300-048-1112	9,168	21,459	30,627
22-57581.091-R-2	17-04-300-048-1113	8,527	19,595	28,122
22-57581.092-R-2	17-04-300-048-1114	10,387	24,096	34,483
22-57581.093-R-2	17-04-300-048-1115	7,083	16,530	23,613
22-57581.094-R-2	17-04-300-048-1116	6,699	15,639	22,338
22-57581.095-R-2	17-04-300-048-1117	7,693	17,849	25,542
22-57581.096-R-2	17-04-300-048-1118	6,410	14,686	21,096
22-57581.097-R-2	17-04-300-048-1119	6,410	14,686	21,096
22-57581.098-R-2	17-04-300-048-1120	6,410	14,686	21,096
22-57581.099-R-2	17-04-300-048-1121	9,296	21,379	30,675
22-57581.100-R-2	17-04-300-048-1122	8,655	20,080	28,735
22-57581.101-R-2	17-04-300-048-1123	10,547	24,562	35,109
22-57581.102-R-2	17-04-300-048-1124	7,148	16,491	23,639
22-57581.103-R-2	17-04-300-048-1125	6,827	15,559	22,386
22-57581.104-R-2	17-04-300-048-1126	7,853	18,315	26,168
22-57581.105-R-2	17-04-300-048-1127	6,474	15,212	21,686
22-57581.106-R-2	17-04-300-048-1128	6,474	15,212	21,686
22-57581.107-R-2	17-04-300-048-1129	8,002	18,789	26,791
22-57581.108-R-2	17-04-300-048-1130	9,457	21,845	31,302
22-57581.109-R-2	17-04-300-048-1131	8,783	20,566	29,349
22-57581.110-R-2	17-04-300-048-1132	10,740	25,008	35,748
22-57581.111-R-2	17-04-300-048-1133	7,212	16,451	23,663
22-57581.112-R-2	17-04-300-048-1134	7,020	16,005	23,025
22-57581.113-R-2	17-04-300-048-1135	8,174	18,682	26,856

22-57581.114-R-2	17-04-300-048-1136	6,731	15,618	22,349
22-57581.115-R-2	17-04-300-048-1137	6,731	15,618	22,349
22-57581.116-R-2	17-04-300-048-1138	6,731	15,618	22,349
22-57581.117-R-2	17-04-300-048-1139	9,938	23,244	33,182
22-57581.118-R-2	17-04-300-048-1140	9,232	21,419	30,651
22-57581.119-R-2	17-04-300-048-1141	11,060	25,940	37,000
22-57581.120-R-2	17-04-300-048-1142	7,533	17,383	24,916

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: _____

September 15, 2026



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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