FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Schaumburg Terrace Condominium Associati
DOCKET NO.: 23-22816.001-R-3 through 23-22816.222-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Schaumburg Terrace Condominium Associati, the appellant(s), by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. in Chicago; the Cook County Board of Review; the Schaumburg CCSD #54, and Twp. HSD #211, the intervenors, by attorney Michael J. Hernandez of Franczek P.C. in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant(s). The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant(s) is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***A Reduction*** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-22816.001-R-3	07-18-200-022-1001	2333	5117	7450
23-22816.002-R-3	07-18-200-022-1002	2964	6500	9464
23-22816.003-R-3	07-18-200-022-1003	2396	5255	7651
23-22816.004-R-3	07-18-200-022-1004	3090	6777	9867
23-22816.005-R-3	07-18-200-022-1005	2396	5255	7651
23-22816.006-R-3	07-18-200-022-1006	3090	6777	9867
23-22816.007-R-3	07-18-200-022-1007	2901	6361	9262
23-22816.008-R-3	07-18-200-022-1009	2964	6500	9464
23-22816.009-R-3	07-18-200-022-1010	2964	6500	9464
23-22816.010-R-3	07-18-200-022-1011	2964	6500	9464
23-22816.011-R-3	07-18-200-022-1012	2964	6500	9464
23-22816.012-R-3	07-18-200-022-1013	2964	6500	9464
23-22816.013-R-3	07-18-200-022-1014	2333	5117	7450
23-22816.014-R-3	07-18-200-022-1015	3090	6777	9867
23-22816.015-R-3	07-18-200-022-1016	2396	5255	7651
23-22816.016-R-3	07-18-200-022-1017	3090	6777	9867

23-22816.017-R-3	07-18-200-022-1018	2396	5255	7651
23-22816.018-R-3	07-18-200-022-1019	2333	5117	7450
23-22816.019-R-3	07-18-200-022-1020	2901	6361	9262
23-22816.020-R-3	07-18-200-022-1021	2396	5255	7651
23-22816.021-R-3	07-18-200-022-1022	2964	6500	9464
23-22816.022-R-3	07-18-200-022-1023	2396	5255	7651
23-22816.023-R-3	07-18-200-022-1024	2964	6500	9464
23-22816.024-R-3	07-18-200-022-1025	2964	6500	9464
23-22816.025-R-3	07-18-200-022-1026	2333	5117	7450
23-22816.026-R-3	07-18-200-022-1027	3090	6777	9867
23-22816.027-R-3	07-18-200-022-1028	2396	5255	7651
23-22816.028-R-3	07-18-200-022-1029	3090	6777	9867
23-22816.029-R-3	07-18-200-022-1030	2396	5255	7651
23-22816.030-R-3	07-18-200-022-1031	2333	5117	7450
23-22816.031-R-3	07-18-200-022-1032	2964	6500	9464
23-22816.032-R-3	07-18-200-022-1033	2396	5255	7651
23-22816.033-R-3	07-18-200-022-1034	3090	6777	9867
23-22816.034-R-3	07-18-200-022-1035	2396	5255	7651
23-22816.035-R-3	07-18-200-022-1036	3090	6777	9867
23-22816.036-R-3	07-18-200-022-1037	2901	6361	9262
23-22816.037-R-3	07-18-200-022-1038	2901	6361	9262
23-22816.038-R-3	07-18-200-022-1039	2964	6500	9464
23-22816.039-R-3	07-18-200-022-1040	2964	6500	9464
23-22816.040-R-3	07-18-200-022-1041	2964	6500	9464
23-22816.041-R-3	07-18-200-022-1042	2964	6500	9464
23-22816.042-R-3	07-18-200-022-1043	2964	6500	9464
23-22816.043-R-3	07-18-200-022-1044	2333	5117	7450
23-22816.044-R-3	07-18-200-022-1045	3090	6777	9867
23-22816.045-R-3	07-18-200-022-1046	2396	5255	7651
23-22816.046-R-3	07-18-200-022-1047	3090	6777	9867
23-22816.047-R-3	07-18-200-022-1048	2396	5255	7651
23-22816.048-R-3	07-18-200-022-1049	2333	5117	7450
23-22816.049-R-3	07-18-200-022-1050	2964	6500	9464
23-22816.050-R-3	07-18-200-022-1051	2396	5255	7651
23-22816.051-R-3	07-18-200-022-1052	3090	6777	9867
23-22816.052-R-3	07-18-200-022-1053	2396	5255	7651
23-22816.053-R-3	07-18-200-022-1054	3090	6777	9867
23-22816.054-R-3	07-18-200-022-1055	2901	6361	9262
23-22816.055-R-3	07-18-200-022-1056	2901	6361	9262
23-22816.056-R-3	07-18-200-022-1057	2964	6500	9464
23-22816.057-R-3	07-18-200-022-1058	2964	6500	9464
23-22816.058-R-3	07-18-200-022-1059	2964	6500	9464
23-22816.059-R-3	07-18-200-022-1060	2964	6500	9464
23-22816.060-R-3	07-18-200-022-1061	2964	6500	9464
23-22816.061-R-3	07-18-200-022-1062	2333	5117	7450
23-22816.062-R-3	07-18-200-022-1063	3090	6777	9867

23-22816.063-R-3	07-18-200-022-1064	2396	5255	7651
23-22816.064-R-3	07-18-200-022-1065	3090	6777	9867
23-22816.065-R-3	07-18-200-022-1066	2396	5255	7651
23-22816.066-R-3	07-18-200-022-1067	2333	5117	7450
23-22816.067-R-3	07-18-200-022-1068	2964	6500	9464
23-22816.068-R-3	07-18-200-022-1069	2396	5255	7651
23-22816.069-R-3	07-18-200-022-1070	3090	6777	9867
23-22816.070-R-3	07-18-200-022-1071	2396	5255	7651
23-22816.071-R-3	07-18-200-022-1072	3090	6777	9867
23-22816.072-R-3	07-18-200-022-1073	2901	6361	9262
23-22816.073-R-3	07-18-200-022-1074	2901	6361	9262
23-22816.074-R-3	07-18-200-022-1075	2964	6500	9464
23-22816.075-R-3	07-18-200-022-1076	2964	6500	9464
23-22816.076-R-3	07-18-200-022-1077	2964	6500	9464
23-22816.077-R-3	07-18-200-022-1078	2964	6500	9464
23-22816.078-R-3	07-18-200-022-1079	2964	6500	9464
23-22816.079-R-3	07-18-200-022-1080	2333	5117	7450
23-22816.080-R-3	07-18-200-022-1081	3090	6777	9867
23-22816.081-R-3	07-18-200-022-1082	2396	5255	7651
23-22816.082-R-3	07-18-200-022-1083	3090	6777	9867
23-22816.083-R-3	07-18-200-022-1084	2396	5255	7651
23-22816.084-R-3	07-18-200-022-1085	2333	5117	7450
23-22816.085-R-3	07-18-200-022-1086	2964	6500	9464
23-22816.086-R-3	07-18-200-022-1087	2396	5255	7651
23-22816.087-R-3	07-18-200-022-1088	3090	6777	9867
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23-22816.089-R-3	07-18-200-022-1090	3090	6777	9867
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23-22816.091-R-3	07-18-200-022-1092	2901	6361	9262
23-22816.092-R-3	07-18-200-022-1093	2964	6500	9464
23-22816.093-R-3	07-18-200-022-1094	2964	6500	9464
23-22816.094-R-3	07-18-200-022-1095	2964	6500	9464
23-22816.095-R-3	07-18-200-022-1096	2964	6500	9464
23-22816.096-R-3	07-18-200-022-1097	2964	6500	9464
23-22816.097-R-3	07-18-200-022-1098	2333	5117	7450
23-22816.098-R-3	07-18-200-022-1099	3090	6777	9867
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23-22816.102-R-3	07-18-200-022-1103	2333	5117	7450
23-22816.103-R-3	07-18-200-022-1104	2901	6361	9262
23-22816.104-R-3	07-18-200-022-1105	2396	5255	7651
23-22816.105-R-3	07-18-200-022-1106	2964	6500	9464
23-22816.106-R-3	07-18-200-022-1107	2396	5255	7651
23-22816.107-R-3	07-18-200-022-1108	2964	6500	9464
23-22816.108-R-3	07-18-200-022-1109	2964	6500	9464

23-22816.109-R-3	07-18-200-022-1110	2333	5117	7450
23-22816.110-R-3	07-18-200-022-1111	3090	6777	9867
23-22816.111-R-3	07-18-200-022-1112	2396	5255	7651
23-22816.112-R-3	07-18-200-022-1113	3090	6777	9867
23-22816.113-R-3	07-18-200-022-1114	2396	5255	7651
23-22816.114-R-3	07-18-200-022-1115	2333	5117	7450
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23-22816.116-R-3	07-18-200-022-1117	2396	5255	7651
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23-22816.122-R-3	07-18-200-022-1123	2964	6500	9464
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23-22816.124-R-3	07-18-200-022-1125	2964	6500	9464
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23-22816.126-R-3	07-18-200-022-1127	2964	6500	9464
23-22816.127-R-3	07-18-200-022-1128	2333	5117	7450
23-22816.128-R-3	07-18-200-022-1129	3090	6777	9867
23-22816.129-R-3	07-18-200-022-1130	2396	5255	7651
23-22816.130-R-3	07-18-200-022-1131	3090	6777	9867
23-22816.131-R-3	07-18-200-022-1132	2396	5255	7651
23-22816.132-R-3	07-18-200-022-1133	2333	5117	7450
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23-22816.134-R-3	07-18-200-022-1135	2396	5255	7651
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23-22816.136-R-3	07-18-200-022-1137	2396	5255	7651
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23-22816.138-R-3	07-18-200-022-1139	2964	6500	9464
23-22816.139-R-3	07-18-200-022-1140	2333	5117	7450
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23-22816.141-R-3	07-18-200-022-1142	2396	5255	7651
23-22816.142-R-3	07-18-200-022-1143	3090	6777	9867
23-22816.143-R-3	07-18-200-022-1144	2396	5255	7651
23-22816.144-R-3	07-18-200-022-1145	2333	5117	7450
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23-22816.146-R-3	07-18-200-022-1147	2396	5255	7651
23-22816.147-R-3	07-18-200-022-1148	3090	6777	9867
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23-22816.149-R-3	07-18-200-022-1150	3090	6777	9867
23-22816.150-R-3	07-18-200-022-1151	2901	6361	9262
23-22816.151-R-3	07-18-200-022-1152	2901	6361	9262
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23-22816.156-R-3	07-18-200-022-1157	2964	6500	9464
23-22816.157-R-3	07-18-200-022-1158	2333	5117	7450
23-22816.158-R-3	07-18-200-022-1159	3090	6777	9867
23-22816.159-R-3	07-18-200-022-1160	2396	5255	7651
23-22816.160-R-3	07-18-200-022-1161	3090	6777	9867
23-22816.161-R-3	07-18-200-022-1162	2396	5255	7651
23-22816.162-R-3	07-18-200-022-1163	2333	5117	7450
23-22816.163-R-3	07-18-200-022-1164	2964	6500	9464
23-22816.164-R-3	07-18-200-022-1165	2396	5255	7651
23-22816.165-R-3	07-18-200-022-1166	3090	6777	9867
23-22816.166-R-3	07-18-200-022-1167	2396	5255	7651
23-22816.167-R-3	07-18-200-022-1168	3090	6777	9867
23-22816.168-R-3	07-18-200-022-1169	2901	6361	9262
23-22816.169-R-3	07-18-200-022-1170	2901	6361	9262
23-22816.170-R-3	07-18-200-022-1171	2964	6500	9464
23-22816.171-R-3	07-18-200-022-1172	2964	6500	9464
23-22816.172-R-3	07-18-200-022-1173	2964	6500	9464
23-22816.173-R-3	07-18-200-022-1174	2964	6500	9464
23-22816.174-R-3	07-18-200-022-1175	2964	6500	9464
23-22816.175-R-3	07-18-200-022-1176	2333	5117	7450
23-22816.176-R-3	07-18-200-022-1177	3090	6777	9867
23-22816.177-R-3	07-18-200-022-1178	2396	5255	7651
23-22816.178-R-3	07-18-200-022-1179	3090	6777	9867
23-22816.179-R-3	07-18-200-022-1180	2396	5255	7651
23-22816.180-R-3	07-18-200-022-1181	2333	5117	7450
23-22816.181-R-3	07-18-200-022-1182	2901	6361	9262
23-22816.182-R-3	07-18-200-022-1183	2396	5255	7651
23-22816.183-R-3	07-18-200-022-1184	2964	6500	9464
23-22816.184-R-3	07-18-200-022-1185	2396	5255	7651
23-22816.185-R-3	07-18-200-022-1186	2964	6500	9464
23-22816.186-R-3	07-18-200-022-1187	2964	6500	9464
23-22816.187-R-3	07-18-200-022-1188	2333	5117	7450
23-22816.188-R-3	07-18-200-022-1189	3090	6777	9867
23-22816.189-R-3	07-18-200-022-1190	2396	5255	7651
23-22816.190-R-3	07-18-200-022-1191	3090	6777	9867
23-22816.191-R-3	07-18-200-022-1192	2396	5255	7651
23-22816.192-R-3	07-18-200-022-1217	2901	6361	9262
23-22816.193-R-3	07-18-200-022-1218	2901	6361	9262
23-22816.194-R-3	07-18-200-022-1219	2964	6500	9464
23-22816.195-R-3	07-18-200-022-1220	2964	6500	9464
23-22816.196-R-3	07-18-200-022-1221	2964	6500	9464
23-22816.197-R-3	07-18-200-022-1222	2964	6500	9464
23-22816.198-R-3	07-18-200-022-1223	2964	6500	9464
23-22816.199-R-3	07-18-200-022-1224	2333	5117	7450
23-22816.200-R-3	07-18-200-022-1225	3090	6777	9867

23-22816.201-R-3	07-18-200-022-1226	2396	5255	7651
23-22816.202-R-3	07-18-200-022-1227	3090	6777	9867
23-22816.203-R-3	07-18-200-022-1228	2396	5255	7651
23-22816.204-R-3	07-18-200-022-1229	2333	5117	7450
23-22816.205-R-3	07-18-200-022-1230	2964	6500	9464
23-22816.206-R-3	07-18-200-022-1231	2396	5255	7651
23-22816.207-R-3	07-18-200-022-1232	3090	6777	9867
23-22816.208-R-3	07-18-200-022-1233	2396	5255	7651
23-22816.209-R-3	07-18-200-022-1234	3090	6777	9867
23-22816.210-R-3	07-18-200-022-1235	2901	6361	9262
23-22816.211-R-3	07-18-200-022-1236	2901	6361	9262
23-22816.212-R-3	07-18-200-022-1237	2964	6500	9464
23-22816.213-R-3	07-18-200-022-1238	2901	6361	9262
23-22816.214-R-3	07-18-200-022-1239	2333	5117	7450
23-22816.215-R-3	07-18-200-022-1240	2901	6361	9262
23-22816.216-R-3	07-18-200-022-1241	2964	6500	9464
23-22816.217-R-3	07-18-200-022-1242	2333	5117	7450
23-22816.218-R-3	07-18-200-022-1243	3090	6777	9867
23-22816.219-R-3	07-18-200-022-1244	2396	5255	7651
23-22816.220-R-3	07-18-200-022-1245	3090	6777	9867
23-22816.221-R-3	07-18-200-022-1246	2396	5255	7651
23-22816.222-R-3	07-18-200-022-1008	2901	6361	9262

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:

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: November 17, 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 9-215 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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APPELLANT

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COUNTY

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INTERVENOR

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