



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

APPELLANT: Meadowlake Condominium Association
DOCKET NO.: 23-23443.001-R-3 through 23-23443.175-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Meadowlake Condominium Association, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC, in Des Plaines; the Cook County Board of Review; Avoca SD #37 and New Trier HSD #203, intervenors, by attorney Scott L. Ginsburg of Robbins Schwartz, 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
23-23443.001-R-3	05-30-100-045-1001	5,351	30,377	\$35,728
23-23443.002-R-3	05-30-100-045-1002	3,797	21,558	\$25,355
23-23443.003-R-3	05-30-100-045-1003	4,833	27,438	\$32,271
23-23443.004-R-3	05-30-100-045-1004	5,092	28,907	\$33,999
23-23443.005-R-3	05-30-100-045-1005	3,625	20,578	\$24,203
23-23443.006-R-3	05-30-100-045-1006	4,833	27,438	\$32,271
23-23443.007-R-3	05-30-100-045-1007	5,351	30,377	\$35,728
23-23443.008-R-3	05-30-100-045-1008	3,711	21,069	\$24,780
23-23443.009-R-3	05-30-100-045-1009	5,265	29,888	\$35,153
23-23443.010-R-3	05-30-100-045-1010	6,819	38,707	\$45,526
23-23443.011-R-3	05-30-100-045-1011	4,229	24,008	\$28,237
23-23443.012-R-3	05-30-100-045-1012	4,315	24,498	\$28,813
23-23443.013-R-3	05-30-100-045-1013	3,107	17,638	\$20,745
23-23443.014-R-3	05-30-100-045-1014	2,675	15,189	\$17,864
23-23443.015-R-3	05-30-100-045-1015	3,970	22,538	\$26,508
23-23443.016-R-3	05-30-100-045-1016	4,056	23,028	\$27,084
23-23443.017-R-3	05-30-100-045-1017	2,934	16,658	\$19,592
23-23443.018-R-3	05-30-100-045-1018	2,675	15,189	\$17,864
23-23443.019-R-3	05-30-100-045-1019	4,143	23,518	\$27,661
23-23443.020-R-3	05-30-100-045-1020	4,229	24,008	\$28,237

23-23443.021-R-3	05-30-100-045-1021	3,107	17,638	\$20,745
23-23443.022-R-3	05-30-100-045-1022	2,762	15,678	\$18,440
23-23443.023-R-3	05-30-100-045-1023	8,804	49,976	\$58,780
23-23443.024-R-3	05-30-100-045-1024	8,545	48,507	\$57,052
23-23443.025-R-3	05-30-100-045-1025	3,193	18,128	\$21,321
23-23443.026-R-3	05-30-100-045-1026	2,503	14,208	\$16,711
23-23443.027-R-3	05-30-100-045-1027	8,372	47,526	\$55,898
23-23443.028-R-3	05-30-100-045-1028	3,107	17,638	\$20,745
23-23443.029-R-3	05-30-100-045-1029	2,416	13,719	\$16,135
23-23443.030-R-3	05-30-100-045-1030	9,235	52,426	\$61,661
23-23443.031-R-3	05-30-100-045-1031	4,315	24,498	\$28,813
23-23443.032-R-3	05-30-100-045-1032	2,503	14,208	\$16,711
23-23443.033-R-3	05-30-100-045-1033	7,250	41,157	\$48,407
23-23443.034-R-3	05-30-100-045-1034	5,006	28,418	\$33,424
23-23443.035-R-3	05-30-100-045-1035	5,524	31,358	\$36,882
23-23443.036-R-3	05-30-100-045-1036	4,833	27,438	\$32,271
23-23443.037-R-3	05-30-100-045-1037	5,351	30,377	\$35,728
23-23443.038-R-3	05-30-100-045-1038	9,322	52,916	\$62,238
23-23443.039-R-3	05-30-100-045-1039	7,336	41,646	\$48,982
23-23443.040-R-3	05-30-100-045-1040	7,164	40,667	\$47,831
23-23443.041-R-3	05-30-100-045-1041	8,804	49,976	\$58,780
23-23443.042-R-3	05-30-100-045-1042	7,682	43,606	\$51,288
23-23443.043-R-3	05-30-100-045-1043	7,078	40,177	\$47,255
23-23443.044-R-3	05-30-100-045-1044	4,229	24,008	\$28,237
23-23443.045-R-3	05-30-100-045-1045	4,315	24,498	\$28,813
23-23443.046-R-3	05-30-100-045-1046	5,696	32,337	\$38,033
23-23443.047-R-3	05-30-100-045-1047	4,056	23,028	\$27,084
23-23443.048-R-3	05-30-100-045-1048	4,143	23,518	\$27,661
23-23443.049-R-3	05-30-100-045-1049	5,696	32,337	\$38,033
23-23443.050-R-3	05-30-100-045-1050	6,560	37,237	\$43,797
23-23443.051-R-3	05-30-100-045-1051	6,905	39,197	\$46,102
23-23443.052-R-3	05-30-100-045-1052	6,991	39,686	\$46,677
23-23443.053-R-3	05-30-100-045-1053	6,991	39,686	\$46,677
23-23443.054-R-3	05-30-100-045-1054	4,229	24,008	\$28,237
23-23443.055-R-3	05-30-100-045-1055	4,402	24,987	\$29,389
23-23443.056-R-3	05-30-100-045-1056	5,179	29,398	\$34,577
23-23443.057-R-3	05-30-100-045-1057	4,056	23,028	\$27,084
23-23443.058-R-3	05-30-100-045-1058	4,229	24,008	\$28,237
23-23443.059-R-3	05-30-100-045-1059	5,006	28,418	\$33,424
23-23443.060-R-3	05-30-100-045-1060	6,560	37,237	\$43,797
23-23443.061-R-3	05-30-100-045-1061	7,250	41,157	\$48,407
23-23443.062-R-3	05-30-100-045-1062	6,473	36,747	\$43,220
23-23443.063-R-3	05-30-100-045-1063	6,301	35,767	\$42,068
23-23443.064-R-3	05-30-100-045-1064	7,768	44,097	\$51,865
23-23443.065-R-3	05-30-100-045-1065	7,854	44,587	\$52,441
23-23443.066-R-3	05-30-100-045-1066	7,164	40,667	\$47,831

23-23443.067-R-3	05-30-100-045-1067	5,006	28,418	\$33,424
23-23443.068-R-3	05-30-100-045-1068	5,524	31,358	\$36,882
23-23443.069-R-3	05-30-100-045-1069	4,833	27,438	\$32,271
23-23443.070-R-3	05-30-100-045-1070	5,351	30,377	\$35,728
23-23443.071-R-3	05-30-100-045-1071	9,322	52,916	\$62,238
23-23443.072-R-3	05-30-100-045-1072	7,164	40,667	\$47,831
23-23443.073-R-3	05-30-100-045-1073	6,387	36,257	\$42,644
23-23443.074-R-3	05-30-100-045-1074	5,006	28,418	\$33,424
23-23443.075-R-3	05-30-100-045-1075	3,193	18,128	\$21,321
23-23443.076-R-3	05-30-100-045-1076	2,503	14,208	\$16,711
23-23443.077-R-3	05-30-100-045-1077	4,747	26,947	\$31,694
23-23443.078-R-3	05-30-100-045-1078	3,107	17,638	\$20,745
23-23443.079-R-3	05-30-100-045-1079	2,416	13,719	\$16,135
23-23443.080-R-3	05-30-100-045-1080	9,235	52,426	\$61,661
23-23443.081-R-3	05-30-100-045-1081	3,539	20,088	\$23,627
23-23443.082-R-3	05-30-100-045-1082	3,625	20,578	\$24,203
23-23443.083-R-3	05-30-100-045-1083	7,164	40,667	\$47,831
23-23443.084-R-3	05-30-100-045-1084	7,854	44,587	\$52,441
23-23443.085-R-3	05-30-100-045-1085	3,366	19,109	\$22,475
23-23443.086-R-3	05-30-100-045-1086	6,387	36,257	\$42,644
23-23443.087-R-3	05-30-100-045-1087	5,610	31,848	\$37,458
23-23443.088-R-3	05-30-100-045-1088	3,107	17,638	\$20,745
23-23443.089-R-3	05-30-100-045-1089	6,214	35,277	\$41,491
23-23443.090-R-3	05-30-100-045-1090	5,179	29,398	\$34,577
23-23443.091-R-3	05-30-100-045-1091	3,366	19,109	\$22,475
23-23443.092-R-3	05-30-100-045-1092	6,387	36,257	\$42,644
23-23443.093-R-3	05-30-100-045-1093	6,214	35,277	\$41,491
23-23443.094-R-3	05-30-100-045-1094	6,732	38,217	\$44,949
23-23443.095-R-3	05-30-100-045-1095	4,315	24,498	\$28,813
23-23443.096-R-3	05-30-100-045-1096	4,488	25,478	\$29,966
23-23443.097-R-3	05-30-100-045-1097	3,280	18,618	\$21,898
23-23443.098-R-3	05-30-100-045-1098	2,503	14,208	\$16,711
23-23443.099-R-3	05-30-100-045-1099	3,970	22,538	\$26,508
23-23443.100-R-3	05-30-100-045-1100	4,315	24,498	\$28,813
23-23443.101-R-3	05-30-100-045-1101	3,193	18,128	\$21,321
23-23443.102-R-3	05-30-100-045-1102	2,330	13,229	\$15,559
23-23443.103-R-3	05-30-100-045-1103	4,143	23,518	\$27,661
23-23443.104-R-3	05-30-100-045-1104	4,488	25,478	\$29,966
23-23443.105-R-3	05-30-100-045-1105	4,229	24,008	\$28,237
23-23443.106-R-3	05-30-100-045-1106	2,589	14,699	\$17,288
23-23443.107-R-3	05-30-100-045-1107	2,589	14,699	\$17,288
23-23443.108-R-3	05-30-100-045-1108	9,581	54,386	\$63,967
23-23443.109-R-3	05-30-100-045-1109	5,437	30,867	\$36,304
23-23443.110-R-3	05-30-100-045-1110	2,503	14,208	\$16,711
23-23443.111-R-3	05-30-100-045-1111	9,149	51,936	\$61,085
23-23443.112-R-3	05-30-100-045-1112	5,179	29,398	\$34,577

23-23443.113-R-3	05-30-100-045-1113	2,589	14,699	\$17,288
23-23443.114-R-3	05-30-100-045-1114	7,854	44,587	\$52,441
23-23443.115-R-3	05-30-100-045-1115	6,387	36,257	\$42,644
23-23443.116-R-3	05-30-100-045-1116	6,646	37,727	\$44,373
23-23443.117-R-3	05-30-100-045-1117	4,574	25,968	\$30,542
23-23443.118-R-3	05-30-100-045-1118	2,934	16,658	\$19,592
23-23443.119-R-3	05-30-100-045-1119	2,330	13,229	\$15,559
23-23443.120-R-3	05-30-100-045-1120	4,402	24,987	\$29,389
23-23443.121-R-3	05-30-100-045-1121	2,848	16,168	\$19,016
23-23443.122-R-3	05-30-100-045-1122	2,244	12,739	\$14,983
23-23443.123-R-3	05-30-100-045-1123	9,408	53,406	\$62,814
23-23443.124-R-3	05-30-100-045-1124	3,021	17,149	\$20,170
23-23443.125-R-3	05-30-100-045-1125	3,280	18,618	\$21,898
23-23443.126-R-3	05-30-100-045-1126	6,646	37,727	\$44,373
23-23443.127-R-3	05-30-100-045-1127	7,682	43,606	\$51,288
23-23443.128-R-3	05-30-100-045-1128	7,423	42,137	\$49,560
23-23443.129-R-3	05-30-100-045-1129	5,610	31,848	\$37,458
23-23443.130-R-3	05-30-100-045-1130	5,351	30,377	\$35,728
23-23443.131-R-3	05-30-100-045-1131	8,459	48,016	\$56,475
23-23443.132-R-3	05-30-100-045-1132	5,092	28,907	\$33,999
23-23443.133-R-3	05-30-100-045-1133	5,351	30,377	\$35,728
23-23443.134-R-3	05-30-100-045-1134	4,315	24,498	\$28,813
23-23443.135-R-3	05-30-100-045-1135	3,711	21,069	\$24,780
23-23443.136-R-3	05-30-100-045-1136	6,560	37,237	\$43,797
23-23443.137-R-3	05-30-100-045-1137	6,560	37,237	\$43,797
23-23443.138-R-3	05-30-100-045-1138	5,869	33,317	\$39,186
23-23443.139-R-3	05-30-100-045-1139	2,503	14,208	\$16,711
23-23443.140-R-3	05-30-100-045-1140	8,113	46,057	\$54,170
23-23443.141-R-3	05-30-100-045-1141	2,848	16,168	\$19,016
23-23443.142-R-3	05-30-100-045-1142	2,244	12,739	\$14,983
23-23443.143-R-3	05-30-100-045-1143	2,416	13,719	\$16,135
23-23443.144-R-3	05-30-100-045-1144	7,768	44,097	\$51,865
23-23443.145-R-3	05-30-100-045-1145	2,762	15,678	\$18,440
23-23443.146-R-3	05-30-100-045-1146	2,157	12,248	\$14,405
23-23443.147-R-3	05-30-100-045-1147	2,503	14,208	\$16,711
23-23443.148-R-3	05-30-100-045-1148	9,149	51,936	\$61,085
23-23443.149-R-3	05-30-100-045-1149	2,934	16,658	\$19,592
23-23443.150-R-3	05-30-100-045-1150	3,021	17,149	\$20,170
23-23443.151-R-3	05-30-100-045-1151	7,423	42,137	\$49,560
23-23443.152-R-3	05-30-100-045-1152	3,193	18,128	\$21,321
23-23443.153-R-3	05-30-100-045-1153	5,437	30,867	\$36,304
23-23443.154-R-3	05-30-100-045-1154	3,107	17,638	\$20,745
23-23443.155-R-3	05-30-100-045-1155	2,416	13,719	\$16,135
23-23443.156-R-3	05-30-100-045-1156	3,021	17,149	\$20,170
23-23443.157-R-3	05-30-100-045-1157	5,265	29,888	\$35,153
23-23443.158-R-3	05-30-100-045-1158	2,934	16,658	\$19,592

23-23443.159-R-3	05-30-100-045-1159	2,330	13,229	\$15,559
23-23443.160-R-3	05-30-100-045-1160	3,107	17,638	\$20,745
23-23443.161-R-3	05-30-100-045-1161	5,351	30,377	\$35,728
23-23443.162-R-3	05-30-100-045-1162	3,970	22,538	\$26,508
23-23443.163-R-3	05-30-100-045-1163	2,416	13,719	\$16,135
23-23443.164-R-3	05-30-100-045-1164	6,819	38,707	\$45,526
23-23443.165-R-3	05-30-100-045-1165	2,675	15,189	\$17,864
23-23443.166-R-3	05-30-100-045-1166	5,955	33,808	\$39,763
23-23443.167-R-3	05-30-100-045-1167	3,107	17,638	\$20,745
23-23443.168-R-3	05-30-100-045-1168	2,416	13,719	\$16,135
23-23443.169-R-3	05-30-100-045-1169	2,589	14,699	\$17,288
23-23443.170-R-3	05-30-100-045-1170	5,696	32,337	\$38,033
23-23443.171-R-3	05-30-100-045-1171	2,934	16,658	\$19,592
23-23443.172-R-3	05-30-100-045-1172	2,330	13,229	\$15,559
23-23443.173-R-3	05-30-100-045-1173	8,545	48,507	\$57,052
23-23443.174-R-3	05-30-100-045-1174	3,107	17,638	\$20,745
23-23443.175-R-3	05-30-100-045-1175	3,280	18,618	\$21,898

Subject only to the State multiplier as applicable.

(Continued on next page)

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: _____

January 21, 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
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Springfield, IL 62706-4001

APPELLANT

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