



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

APPELLANT: Prairie Court Townhomes HOA
DOCKET NO.: 23-51710.001-R-3 through 23-51710.057-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Prairie Court Townhomes HOA, the appellant, by attorney James P. Boyle, of Crane and Norcross LLC in Chicago; 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
23-51710.001-R-3	17-22-303-052-0000	26,082	123,462	\$149,544
23-51710.002-R-3	17-22-303-053-0000	19,208	115,566	\$134,774
23-51710.003-R-3	17-22-303-054-0000	19,208	115,566	\$134,774
23-51710.004-R-3	17-22-303-055-0000	19,208	92,489	\$111,697
23-51710.005-R-3	17-22-303-056-0000	19,208	115,566	\$134,774
23-51710.006-R-3	17-22-303-058-0000	20,286	114,488	\$134,774
23-51710.007-R-3	17-22-303-059-0000	16,422	95,275	\$111,697
23-51710.008-R-3	17-22-303-060-0000	15,610	96,087	\$111,697
23-51710.009-R-3	17-22-303-061-0000	15,848	95,849	\$111,697
23-51710.010-R-3	17-22-303-062-0000	15,806	95,891	\$111,697
23-51710.011-R-3	17-22-303-063-0000	15,610	96,087	\$111,697
23-51710.012-R-3	17-22-303-064-0000	15,638	96,059	\$111,697
23-51710.013-R-3	17-22-303-065-0000	15,652	87,737	\$103,389
23-51710.014-R-3	17-22-303-066-0000	15,680	96,017	\$111,697
23-51710.015-R-3	17-22-303-067-0000	16,548	95,149	\$111,697
23-51710.016-R-3	17-22-303-068-0000	16,310	95,387	\$111,697
23-51710.017-R-3	17-22-303-069-0000	15,498	96,199	\$111,697
23-51710.018-R-3	17-22-303-071-0000	15,540	96,157	\$111,697
23-51710.019-R-3	17-22-303-072-0000	13,776	97,921	\$111,697
23-51710.020-R-3	17-22-303-074-0000	15,778	95,919	\$111,697
23-51710.021-R-3	17-22-303-075-0000	15,456	98,825	\$114,281

23-51710.022-R-3	17-22-303-076-0000	16,016	95,681	\$111,697
23-51710.023-R-3	17-22-303-077-0000	16,492	95,205	\$111,697
23-51710.024-R-3	17-22-303-078-0000	15,400	75,988	\$91,388
23-51710.025-R-3	17-22-303-079-0000	13,146	60,703	\$73,849
23-51710.026-R-3	17-22-303-080-0000	13,146	79,165	\$92,311
23-51710.027-R-3	17-22-303-081-0000	14,420	81,584	\$96,004
23-51710.028-R-3	17-22-303-082-0000	16,338	78,743	\$95,081
23-51710.029-R-3	17-22-303-083-0000	16,338	78,743	\$95,081
23-51710.030-R-3	17-22-303-084-0000	14,462	81,542	\$96,004
23-51710.031-R-3	17-22-303-085-0000	13,174	79,137	\$92,311
23-51710.032-R-3	17-22-303-086-0000	13,132	60,717	\$73,849
23-51710.033-R-3	17-22-303-088-0000	16,534	75,777	\$92,311
23-51710.034-R-3	17-22-303-089-0000	14,154	64,311	\$78,465
23-51710.035-R-3	17-22-303-090-0000	14,154	80,927	\$95,081
23-51710.036-R-3	17-22-303-091-0000	15,540	87,849	\$103,389
23-51710.037-R-3	17-22-303-092-0000	16,338	72,281	\$88,619
23-51710.038-R-3	17-22-303-093-0000	16,338	72,281	\$88,619
23-51710.039-R-3	17-22-303-094-0000	15,582	87,807	\$103,389
23-51710.040-R-3	17-22-303-095-0000	14,154	80,927	\$95,081
23-51710.041-R-3	17-22-303-096-0000	14,098	64,367	\$78,465
23-51710.042-R-3	17-22-303-097-0000	16,534	75,777	\$92,311
23-51710.043-R-3	17-22-303-098-0000	7,070	38,042	\$45,112
23-51710.044-R-3	17-22-303-099-0000	8,274	37,949	\$46,223
23-51710.045-R-3	17-22-303-100-0000	6,006	40,847	\$46,853
23-51710.046-R-3	17-22-303-101-0000	7,126	40,761	\$47,887
23-51710.047-R-3	17-22-303-102-0000	6,006	39,612	\$45,618
23-51710.048-R-3	17-22-303-103-0000	7,126	39,526	\$46,652
23-51710.049-R-3	17-22-303-104-0000	6,664	40,814	\$47,478
23-51710.050-R-3	17-22-303-105-0000	7,742	40,732	\$48,474
23-51710.051-R-3	17-22-303-106-0000	5,292	39,573	\$44,865
23-51710.052-R-3	17-22-303-107-0000	11,018	39,133	\$50,151
23-51710.053-R-3	17-22-303-108-0000	16,338	72,281	\$88,619
23-51710.054-R-3	17-22-303-109-0000	14,462	71,387	\$85,849
23-51710.055-R-3	17-22-303-110-0000	13,146	69,926	\$83,072
23-51710.056-R-3	17-22-303-111-0000	13,146	54,241	\$67,387
23-51710.057-R-3	17-22-303-112-0000	15,358	63,107	\$78,465

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:

February 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 9-125 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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