



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

APPELLANT: Garden Ridge Homeowners Assoc.
DOCKET NO.: 19-22064.001-R-1 through 19-22064.087-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Garden Ridge Homeowners Assoc., the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. 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
19-22064.001-R-1	11-18-111-026-1001	1189	21826	23015
19-22064.002-R-1	11-18-111-026-1002	1505	27621	29126
19-22064.003-R-1	11-18-111-026-1003	1137	20861	21998
19-22064.004-R-1	11-18-111-026-1004	2069	37955	40024
19-22064.005-R-1	11-18-111-026-1005	2063	37858	39921
19-22064.006-R-1	11-18-111-026-1006	2164	39693	41857
19-22064.007-R-1	11-18-111-026-1007	1605	29456	31061
19-22064.008-R-1	11-18-111-026-1008	1521	27911	29432
19-22064.009-R-1	11-18-111-026-1009	1521	27911	29432
19-22064.010-R-1	11-18-111-026-1010	1537	28201	29738
19-22064.011-R-1	11-18-111-026-1011	1537	28201	29738
19-22064.012-R-1	11-18-111-026-1012	921	16901	17822
19-22064.013-R-1	11-18-111-026-1013	874	16032	16906
19-22064.014-R-1	11-18-111-026-1014	895	16418	17313
19-22064.015-R-1	11-18-111-026-1015	1379	25303	26682
19-22064.016-R-1	11-18-111-026-1016	868	15935	16803
19-22064.017-R-1	11-18-111-026-1017	1179	21633	22812
19-22064.018-R-1	11-18-111-026-1018	1174	21537	22711
19-22064.019-R-1	11-18-111-026-1019	579	10623	11202
19-22064.020-R-1	11-18-111-026-1020	1174	21537	22711
19-22064.021-R-1	11-18-111-026-1021	547	10044	10591

19-22064.022-R-1	11-18-111-026-1022	1179	21633	22812
19-22064.023-R-1	11-18-111-026-1023	568	10430	10998
19-22064.024-R-1	11-18-111-026-1024	1211	22213	23424
19-22064.025-R-1	11-18-111-026-1025	1153	21150	22303
19-22064.026-R-1	11-18-111-026-1026	1305	23951	25256
19-22064.027-R-1	11-18-111-026-1027	737	13521	14258
19-22064.028-R-1	11-18-111-026-1028	737	13521	14258
19-22064.029-R-1	11-18-111-026-1029	679	12458	13137
19-22064.030-R-1	11-18-111-026-1030	1411	25883	27294
19-22064.031-R-1	11-18-111-026-1031	1400	25690	27090
19-22064.032-R-1	11-18-111-026-1032	1321	24241	25562
19-22064.033-R-1	11-18-111-026-1033	1616	29649	31265
19-22064.034-R-1	11-18-111-026-1034	1616	29649	31265
19-22064.035-R-1	11-18-111-026-1035	1690	31001	32691
19-22064.036-R-1	11-18-111-026-1036	1690	31001	32691
19-22064.037-R-1	11-18-111-026-1037	1811	33223	35034
19-22064.038-R-1	11-18-111-026-1038	1242	22792	24034
19-22064.039-R-1	11-18-111-026-1039	94	1738	1832
19-22064.040-R-1	11-18-111-026-1040	94	1738	1832
19-22064.041-R-1	11-18-111-026-1041	94	1738	1832
19-22064.042-R-1	11-18-111-026-1042	94	1738	1832
19-22064.043-R-1	11-18-111-026-1043	94	1738	1832
19-22064.044-R-1	11-18-111-026-1044	94	1738	1832
19-22064.045-R-1	11-18-111-026-1045	94	1738	1832
19-22064.046-R-1	11-18-111-026-1046	94	1738	1832
19-22064.047-R-1	11-18-111-026-1047	94	1738	1832
19-22064.048-R-1	11-18-111-026-1048	94	1738	1832
19-22064.049-R-1	11-18-111-026-1049	94	1738	1832
19-22064.050-R-1	11-18-111-026-1050	94	1738	1832
19-22064.051-R-1	11-18-111-026-1051	94	1738	1832
19-22064.052-R-1	11-18-111-026-1052	94	1738	1832
19-22064.053-R-1	11-18-111-026-1053	78	1449	1527
19-22064.054-R-1	11-18-111-026-1054	78	1449	1527
19-22064.055-R-1	11-18-111-026-1055	78	1449	1527
19-22064.056-R-1	11-18-111-026-1056	78	1449	1527
19-22064.057-R-1	11-18-111-026-1057	78	1449	1527
19-22064.058-R-1	11-18-111-026-1058	78	1449	1527
19-22064.059-R-1	11-18-111-026-1059	78	1449	1527
19-22064.060-R-1	11-18-111-026-1060	78	1449	1527
19-22064.061-R-1	11-18-111-026-1061	78	1449	1527
19-22064.062-R-1	11-18-111-026-1062	78	1449	1527
19-22064.063-R-1	11-18-111-026-1063	78	1449	1527
19-22064.064-R-1	11-18-111-026-1064	78	1449	1527
19-22064.065-R-1	11-18-111-026-1065	78	1449	1527
19-22064.066-R-1	11-18-111-026-1066	78	1449	1527
19-22064.067-R-1	11-18-111-026-1067	78	1449	1527

19-22064.068-R-1	11-18-111-026-1068	78	1449	1527
19-22064.069-R-1	11-18-111-026-1069	78	1449	1527
19-22064.070-R-1	11-18-111-026-1070	78	1449	1527
19-22064.071-R-1	11-18-111-026-1071	78	1449	1527
19-22064.072-R-1	11-18-111-026-1072	78	1449	1527
19-22064.073-R-1	11-18-111-026-1073	78	1449	1527
19-22064.074-R-1	11-18-111-026-1074	78	1449	1527
19-22064.075-R-1	11-18-111-026-1075	78	1449	1527
19-22064.076-R-1	11-18-111-026-1076	78	1449	1527
19-22064.077-R-1	11-18-111-026-1077	78	1449	1527
19-22064.078-R-1	11-18-111-026-1078	78	1449	1527
19-22064.079-R-1	11-18-111-026-1079	78	1449	1527
19-22064.080-R-1	11-18-111-026-1080	78	1449	1527
19-22064.081-R-1	11-18-111-026-1081	42	772	814
19-22064.082-R-1	11-18-111-026-1082	42	772	814
19-22064.083-R-1	11-18-111-026-1083	42	772	814
19-22064.084-R-1	11-18-111-026-1084	42	772	814
19-22064.085-R-1	11-18-111-026-1085	42	772	814
19-22064.086-R-1	11-18-111-026-1086	42	772	814
19-22064.087-R-1	11-18-111-026-1087	42	772	814

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 19, 2023



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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