



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

APPELLANT: Henry & John Gallagher
DOCKET NO.: 17-29477.001-R-3 through 17-29477.085-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Henry & John Gallagher, the appellant(s), by attorney Alexia Katsaros, of Katsaros Law, P.C. in Western Springs; the Cook County Board of Review; the C.H.S.D. #230, and Palos C.C.S.D. #118, intervenors, by attorney Mallory A. Milluzzi of Klein, Thorpe, & Jenkins, Ltd. 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
17-29477.001-R-3	23-33-110-001-0000	4,602	0	\$ 4,602
17-29477.002-R-3	23-33-110-002-0000	3,446	0	\$ 3,446
17-29477.003-R-3	23-33-110-003-0000	4,970	0	\$ 4,970
17-29477.004-R-3	23-33-110-004-0000	7,552	0	\$ 7,552
17-29477.005-R-3	23-33-110-005-0000	4,803	0	\$ 4,803
17-29477.006-R-3	23-33-110-006-0000	4,500	0	\$ 4,500
17-29477.007-R-3	23-33-110-007-0000	3,870	0	\$ 3,870
17-29477.008-R-3	23-33-110-008-0000	3,750	0	\$ 3,750
17-29477.009-R-3	23-33-110-009-0000	3,750	0	\$ 3,750
17-29477.010-R-3	23-33-110-010-0000	3,750	0	\$ 3,750
17-29477.011-R-3	23-33-110-011-0000	3,750	0	\$ 3,750
17-29477.012-R-3	23-33-110-012-0000	4,020	0	\$ 4,020
17-29477.013-R-3	23-33-110-013-0000	4,050	0	\$ 4,050
17-29477.014-R-3	23-33-110-014-0000	5,197	0	\$ 5,197
17-29477.015-R-3	23-33-110-015-0000	4,159	0	\$ 4,159
17-29477.016-R-3	23-33-110-016-0000	4,624	0	\$ 4,624
17-29477.017-R-3	23-33-110-018-0000	3,750	0	\$ 3,750
17-29477.018-R-3	23-33-110-019-0000	3,750	0	\$ 3,750
17-29477.019-R-3	23-33-110-020-0000	3,750	0	\$ 3,750
17-29477.020-R-3	23-33-110-021-0000	3,750	0	\$ 3,750

17-29477.021-R-3	23-33-110-022-0000	3,750	0	\$ 3,750
17-29477.022-R-3	23-33-110-023-0000	3,750	0	\$ 3,750
17-29477.023-R-3	23-33-110-024-0000	3,750	0	\$ 3,750
17-29477.024-R-3	23-33-110-025-0000	3,750	0	\$ 3,750
17-29477.025-R-3	23-33-110-026-0000	3,750	0	\$ 3,750
17-29477.026-R-3	23-33-110-027-0000	3,750	0	\$ 3,750
17-29477.027-R-3	23-33-110-028-0000	3,750	0	\$ 3,750
17-29477.028-R-3	23-33-110-029-0000	3,750	0	\$ 3,750
17-29477.029-R-3	23-33-110-030-0000	3,840	0	\$ 3,840
17-29477.030-R-3	23-33-110-031-0000	4,155	0	\$ 4,155
17-29477.031-R-3	23-33-110-032-0000	5,278	0	\$ 5,278
17-29477.032-R-3	23-33-110-033-0000	6,882	0	\$ 6,882
17-29477.033-R-3	23-33-111-001-0000	5,297	0	\$ 5,297
17-29477.034-R-3	23-33-111-002-0000	4,432	0	\$ 4,432
17-29477.035-R-3	23-33-111-003-0000	4,350	0	\$ 4,350
17-29477.036-R-3	23-33-111-004-0000	4,890	0	\$ 4,890
17-29477.037-R-3	23-33-111-005-0000	5,691	0	\$ 5,691
17-29477.038-R-3	23-33-111-006-0000	5,154	0	\$ 5,154
17-29477.039-R-3	23-33-111-007-0000	5,201	0	\$ 5,201
17-29477.040-R-3	23-33-111-008-0000	6,203	0	\$ 6,203
17-29477.041-R-3	23-33-111-009-0000	4,234	0	\$ 4,234
17-29477.042-R-3	23-33-111-010-0000	5,691	0	\$ 5,691
17-29477.043-R-3	23-33-111-011-0000	4,688	0	\$ 4,688
17-29477.044-R-3	23-33-111-012-0000	3,750	0	\$ 3,750
17-29477.045-R-3	23-33-111-013-0000	4,350	0	\$ 4,350
17-29477.046-R-3	23-33-111-014-0000	5,602	0	\$ 5,602
17-29477.047-R-3	23-33-111-015-0000	4,163	0	\$ 4,163
17-29477.048-R-3	23-33-111-016-0000	4,135	0	\$ 4,135
17-29477.049-R-3	23-33-111-017-0000	3,856	0	\$ 3,856
17-29477.050-R-3	23-33-111-018-0000	3,984	0	\$ 3,984
17-29477.051-R-3	23-33-111-019-0000	3,984	0	\$ 3,984
17-29477.052-R-3	23-33-111-020-0000	3,984	0	\$ 3,984
17-29477.053-R-3	23-33-111-021-0000	4,073	0	\$ 4,073
17-29477.054-R-3	23-33-111-022-0000	4,311	0	\$ 4,311
17-29477.055-R-3	23-33-111-023-0000	4,154	0	\$ 4,154
17-29477.056-R-3	23-33-111-024-0000	5,081	0	\$ 5,081
17-29477.057-R-3	23-33-112-001-0000	4,533	0	\$ 4,533
17-29477.058-R-3	23-33-112-002-0000	3,840	0	\$ 3,840
17-29477.059-R-3	23-33-112-003-0000	3,990	0	\$ 3,990
17-29477.060-R-3	23-33-112-004-0000	3,679	0	\$ 3,679
17-29477.061-R-3	23-33-112-005-0000	3,750	0	\$ 3,750
17-29477.062-R-3	23-33-112-006-0000	3,750	0	\$ 3,750
17-29477.063-R-3	23-33-112-007-0000	3,750	0	\$ 3,750
17-29477.064-R-3	23-33-112-008-0000	3,750	0	\$ 3,750
17-29477.065-R-3	23-33-112-009-0000	4,464	0	\$ 4,464
17-29477.066-R-3	23-33-112-010-0000	4,787	0	\$ 4,787

17-29477.067-R-3	23-33-112-011-0000	3,750	0	\$ 3,750
17-29477.068-R-3	23-33-112-012-0000	3,750	0	\$ 3,750
17-29477.069-R-3	23-33-112-013-0000	3,750	0	\$ 3,750
17-29477.070-R-3	23-33-112-014-0000	3,750	0	\$ 3,750
17-29477.071-R-3	23-33-112-015-0000	4,453	0	\$ 4,453
17-29477.072-R-3	23-33-112-016-0000	3,811	0	\$ 3,811
17-29477.073-R-3	23-33-112-017-0000	3,837	0	\$ 3,837
17-29477.074-R-3	23-33-112-018-0000	3,875	0	\$ 3,875
17-29477.075-R-3	23-33-112-019-0000	3,875	0	\$ 3,875
17-29477.076-R-3	23-33-112-020-0000	4,428	0	\$ 4,428
17-29477.077-R-3	23-33-112-021-0000	4,362	0	\$ 4,362
17-29477.078-R-3	23-33-112-022-0000	4,688	0	\$ 4,688
17-29477.079-R-3	23-33-112-023-0000	6,363	0	\$ 6,363
17-29477.080-R-3	23-33-112-024-0000	5,747	0	\$ 5,747
17-29477.081-R-3	23-33-112-025-0000	3,989	0	\$ 3,989
17-29477.082-R-3	23-33-112-026-0000	3,649	0	\$ 3,649
17-29477.083-R-3	23-33-112-027-0000	4,397	0	\$ 4,397
17-29477.084-R-3	23-33-112-028-0000	3,723	0	\$ 3,723
17-29477.085-R-3	23-33-112-029-0000	4,823	0	\$ 4,823

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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: November 16, 2021



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
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Henry & John Gallagher, by attorney:
Alexia Katsaros
Katsaros Law, P.C.
809 Burlington Avenue
2nd Floor
Western Springs, IL 60558

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602

INTERVENOR

C.H.S.D. #230, by attorney:
Mallory A. Milluzzi
Klein, Thorpe, & Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606-2903

Palos C.C.S.D. #118, by attorney:
Mallory A. Milluzzi
Klein, Thorpe, & Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606-2903