



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Kevin Brian Kroll
DOCKET NO.: 19-46096.001-C-2 through 19-46096.041-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Kevin Brian Kroll, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; and the Cook County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant. 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 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
19-46096.001-C-2	19-24-420-026-0000	6,407	104	\$6,511
19-46096.002-C-2	19-24-420-027-0000	6,407	118	\$6,525
19-46096.003-C-2	19-24-420-028-0000	6,407	198	\$6,605
19-46096.004-C-2	19-24-420-029-0000	6,407	82	\$6,489
19-46096.005-C-2	19-24-420-030-0000	6,407	82	\$6,489
19-46096.006-C-2	19-24-420-031-0000	6,407	44	\$6,451
19-46096.007-C-2	19-24-420-032-0000	6,407	4,428	\$10,835
19-46096.008-C-2	19-24-420-033-0000	6,407	203	\$6,610
19-46096.009-C-2	19-24-420-034-0000	6,407	38	\$6,445
19-46096.010-C-2	19-24-420-035-0000	6,407	135	\$6,542
19-46096.011-C-2	19-24-420-036-0000	6,407	38	\$6,445
19-46096.012-C-2	19-24-420-037-0000	6,407	38	\$6,445
19-46096.013-C-2	19-24-420-038-0000	6,407	409	\$6,816
19-46096.014-C-2	19-24-420-039-0000	19,221	2,258	\$21,479
19-46096.015-C-2	19-24-428-020-0000	6,407	1,251	\$7,658
19-46096.016-C-2	19-24-428-021-0000	6,407	405	\$6,812
19-46096.017-C-2	19-24-428-022-0000	6,407	614	\$7,021

19-46096.018-C-2	19-24-428-023-0000	6,407	797	\$7,204
19-46096.019-C-2	19-24-428-024-0000	6,407	614	\$7,021
19-46096.020-C-2	19-24-428-025-0000	6,407	198	\$6,605
19-46096.021-C-2	19-24-428-026-0000	6,407	1,163	\$7,570
19-46096.022-C-2	19-24-428-027-0000	6,407	10,314	\$16,721
19-46096.023-C-2	19-24-428-028-0000	6,407	10,402	\$16,809
19-46096.024-C-2	19-24-428-029-0000	6,407	8,010	\$14,417
19-46096.025-C-2	20-19-321-009-0000	7,053	172	\$7,225
19-46096.026-C-2	20-19-321-010-0000	7,935	305	\$8,240
19-46096.027-C-2	20-19-321-011-0000	7,347	305	\$7,652
19-46096.028-C-2	20-19-321-012-0000	7,347	178	\$7,525
19-46096.029-C-2	20-19-321-013-0000	7,347	356	\$7,703
19-46096.030-C-2	20-19-321-014-0000	7,347	207	\$7,554
19-46096.031-C-2	20-19-321-015-0000	7,347	356	\$7,703
19-46096.032-C-2	20-19-321-016-0000	7,347	207	\$7,554
19-46096.033-C-2	20-19-321-017-0000	7,347	5,322	\$12,669
19-46096.034-C-2	20-19-321-018-0000	7,347	5,159	\$12,506
19-46096.035-C-2	20-19-321-019-0000	7,347	7,191	\$14,538
19-46096.036-C-2	20-19-321-020-0000	7,347	9,376	\$16,723
19-46096.037-C-2	20-19-321-021-0000	7,347	8,476	\$15,823
19-46096.038-C-2	20-19-321-022-0000	7,347	5,099	\$12,446
19-46096.039-C-2	20-19-321-023-0000	7,340	4,640	\$11,980
19-46096.040-C-2	20-19-321-024-0000	8,342	4,836	\$13,178
19-46096.041-C-2	20-19-331-001-0000	28,562	4,394	\$32,956

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: _____

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:

January 20, 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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