FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: CF Real Estate, LLC
DOCKET NO.: 20-24716.001-C-3 through 20-24716.092-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are CF Real Estate, LLC, the appellant(s), by attorney Huan Cassioppi Tran, of Flanagan/Bilton LLC in Chicago; the Cook County Board of Review; the Oak Park & River Forest H.S.D. #200, intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago, Oak Park Elementary S.D. #97, intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant, board of review, and intervenor Oak Park Elementary S.D. #97. Intervenor Oak Park & River Forest H.S.D. #200 was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. Intervenor Oak Park & River Forest H.S.D. #200 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, board of review, and intervenor Oak Park Elementary S.D. #97 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
20-24716.001-C-3	16-07-303-016-1001	703	14,170	$14,873
20-24716.002-C-3	16-07-303-016-1002	709	14,291	$15,000
20-24716.003-C-3	16-07-303-016-1003	715	14,412	$15,127
20-24716.004-C-3	16-07-303-016-1004	721	14,534	$15,255
20-24716.005-C-3	16-07-303-016-1005	727	14,655	$15,382
20-24716.006-C-3	16-07-303-016-1006	727	14,655	$15,382
20-24716.007-C-3	16-07-303-016-1007	721	14,534	$15,255
20-24716.008-C-3	16-07-303-016-1008	727	14,655	$15,382
20-24716.009-C-3	16-07-303-016-1009	727	14,655	$15,382
20-24716.010-C-3	16-07-303-016-1010	721	14,534	$15,255
20-24716.011-C-3	16-07-303-016-1011	727	14,655	$15,382
20-24716.012-C-3	16-07-303-016-1012	727	14,655	$15,382
20-24716.013-C-3	16-07-303-016-1013	288	5,813	$6,101

20-24716.014-C-3	16-07-303-016-1014	270	5,450	$5,720
20-24716.015-C-3	16-07-303-016-1015	721	14,534	$15,255
20-24716.016-C-3	16-07-303-016-1016	727	14,655	$15,382
20-24716.017-C-3	16-07-303-016-1017	727	14,655	$15,382
20-24716.018-C-3	16-07-303-016-1018	828	0	$828
20-24716.019-C-3	16-07-303-016-1019	832	0	$832
20-24716.020-C-3	16-07-303-016-1020	841	0	$841
20-24716.021-C-3	16-07-303-016-1021	312	6,298	$6,610
20-24716.022-C-3	16-07-303-016-1022	828	0	$828
20-24716.023-C-3	16-07-303-016-1023	832	0	$832
20-24716.024-C-3	16-07-303-016-1024	841	0	$841
20-24716.025-C-3	16-07-303-016-1025	709	14,291	$15,000
20-24716.026-C-3	16-07-303-016-1026	715	14,412	$15,127
20-24716.027-C-3	16-07-303-016-1027	721	14,534	$15,255
20-24716.028-C-3	16-07-303-016-1028	505	10,173	$10,678
20-24716.029-C-3	16-07-303-016-1029	709	14,291	$15,000
20-24716.030-C-3	16-07-303-016-1030	715	14,412	$15,127
20-24716.031-C-3	16-07-303-016-1031	721	14,534	$15,255
20-24716.032-C-3	16-07-303-016-1032	709	14,291	$15,000
20-24716.033-C-3	16-07-303-016-1033	715	14,412	$15,127
20-24716.034-C-3	16-07-303-016-1034	721	14,534	$15,255
20-24716.035-C-3	16-07-303-016-1035	709	14,291	$15,000
20-24716.036-C-3	16-07-303-016-1036	715	14,412	$15,127
20-24716.037-C-3	16-07-303-016-1037	721	14,534	$15,255
20-24716.038-C-3	16-07-303-016-1038	709	14,291	$15,000
20-24716.039-C-3	16-07-303-016-1039	715	14,412	$15,127
20-24716.040-C-3	16-07-303-016-1040	721	14,534	$15,255
20-24716.041-C-3	16-07-303-016-1041	709	14,291	$15,000
20-24716.042-C-3	16-07-303-016-1042	715	14,412	$15,127
20-24716.043-C-3	16-07-303-016-1043	721	14,534	$15,255
20-24716.044-C-3	16-07-303-016-1044	709	14,291	$15,000
20-24716.045-C-3	16-07-303-016-1045	715	14,412	$15,127
20-24716.046-C-3	16-07-303-016-1046	721	14,534	$15,255
20-24716.047-C-3	16-07-303-016-1047	709	14,291	$15,000
20-24716.048-C-3	16-07-303-016-1048	715	14,412	$15,127
20-24716.049-C-3	16-07-303-016-1049	721	14,534	$15,255
20-24716.050-C-3	16-07-303-016-1050	709	14,291	$15,000
20-24716.051-C-3	16-07-303-016-1051	715	14,412	$15,127
20-24716.052-C-3	16-07-303-016-1052	721	14,534	$15,255
20-24716.053-C-3	16-07-303-016-1053	505	10,173	$10,678
20-24716.054-C-3	16-07-303-016-1054	709	14,291	$15,000
20-24716.055-C-3	16-07-303-016-1055	715	14,412	$15,127
20-24716.056-C-3	16-07-303-016-1056	721	14,534	$15,255
20-24716.057-C-3	16-07-303-016-1057	828	0	$828
20-24716.058-C-3	16-07-303-016-1058	832	0	$832
20-24716.059-C-3	16-07-303-016-1059	841	0	$841

20-24716.060-C-3	16-07-303-016-1060	828	0	$828
20-24716.061-C-3	16-07-303-016-1061	832	0	$832
20-24716.062-C-3	16-07-303-016-1062	841	0	$841
20-24716.063-C-3	16-07-303-016-1063	721	14,534	$15,255
20-24716.064-C-3	16-07-303-016-1064	727	14,655	$15,382
20-24716.065-C-3	16-07-303-016-1065	727	14,655	$15,382
20-24716.066-C-3	16-07-303-016-1066	288	5,813	$6,101
20-24716.067-C-3	16-07-303-016-1067	721	14,534	$15,255
20-24716.068-C-3	16-07-303-016-1068	727	14,655	$15,382
20-24716.069-C-3	16-07-303-016-1069	727	14,655	$15,382
20-24716.070-C-3	16-07-303-016-1070	721	14,534	$15,255
20-24716.071-C-3	16-07-303-016-1071	727	14,655	$15,382
20-24716.072-C-3	16-07-303-016-1072	727	14,655	$15,382
20-24716.073-C-3	16-07-303-016-1073	721	14,534	$15,255
20-24716.074-C-3	16-07-303-016-1074	727	14,655	$15,382
20-24716.075-C-3	16-07-303-016-1075	727	14,655	$15,382
20-24716.076-C-3	16-07-303-016-1076	571	11,506	$12,077
20-24716.077-C-3	16-07-303-016-1077	703	14,170	$14,873
20-24716.078-C-3	16-07-303-016-1078	709	14,291	$15,000
20-24716.079-C-3	16-07-303-016-1079	715	14,412	$15,127
20-24716.080-C-3	16-07-303-016-1080	66	1,330	$1,396
20-24716.081-C-3	16-07-303-016-1081	66	1,330	$1,396
20-24716.082-C-3	16-07-303-016-1082	66	1,330	$1,396
20-24716.083-C-3	16-07-303-016-1083	66	1,330	$1,396
20-24716.084-C-3	16-07-303-016-1084	66	1,330	$1,396
20-24716.085-C-3	16-07-303-016-1085	66	1,330	$1,396
20-24716.086-C-3	16-07-303-016-1086	66	1,330	$1,396
20-24716.087-C-3	16-07-303-016-1087	66	1,330	$1,396
20-24716.088-C-3	16-07-303-016-1088	66	1,330	$1,396
20-24716.089-C-3	16-07-303-016-1089	66	1,330	$1,396
20-24716.090-C-3	16-07-303-016-1090	96	1,937	$2,033
20-24716.091-C-3	16-07-303-016-1091	96	1,937	$2,033
20-24716.092-C-3	16-07-303-016-1092	96	1,937	$2,033

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: October 15, 2024

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

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