



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

APPELLANT: Brett O'Donnell
DOCKET NO.: 20-33780.001-C-1 through 20-33780.003-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Brett O'Donnell, the appellant(s), by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago; and the Cook County Board of Review.

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
20-33780.001-C-1	28-09-404-089-1008	2,437	2,813	\$5,250
20-33780.002-C-1	28-09-404-089-1009	2,437	2,813	\$5,250
20-33780.003-C-1	28-09-404-089-1010	1,857	2,143	\$4,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

Appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of three PINs improved with a one-story, three-unit condominium building, of masonry construction with 1,863 square feet of building area. The property has a 35,889 square foot site and is located in Oak Forest, Bremen Township, Cook County. The property is a class 5-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation as the basis of the appeal. In support of this argument, appellant submitted an appraisal for each of the three subject units, estimating the subject units had a market value of \$21,000 (PIN ending in -1008), \$21,000 (PIN ending in -1009), and \$16,000 (PIN ending in -1010), after appropriate adjustments, as of January 1, 2020. The appraiser utilized the sales comparison approach for each unit based on five sales of

comparable units to each of the subject units. Appellant also submitted a copy of the board of review's written decision providing for a total assessed valuation for the subject property of \$13,138 (PIN ending in -1008), \$13,138 (PIN ending in -1009), and \$8,655 (PIN ending in -1010). Based on this evidence, appellant requests the subject property's assessment be reduced to \$5,250 (PIN ending in -1008), \$5,250 (PIN ending in -1009), and \$4,000 (PIN ending in -1010),

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,931. The subject's assessment reflects a market value of \$139,724, or \$75.00 per square foot of building area, including land, when applying the level of assessments for class 5b property under the Cook County Real Property Assessment Classification Ordinance of 25%.

This matter was set to proceed to hearing. Prior to hearing, the parties submitted a written request to waive hearing and for this matter be written on the evidence previously submitted. The administrative law judge granted the parties' request.

Conclusion of Law

Appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds appellant *did meet* this burden of proof and a reduction in the subject's assessment *is warranted*.

The Board finds the best evidence of market value to be *the appraisal submitted by appellant*. The appraiser utilized the sales comparison approach for each of the three subject units, estimating the subject units had a market value of \$21,000 (PIN ending in -1008), \$21,000 (PIN ending in -1009), and \$16,000 (PIN ending in -1010), after appropriate adjustments, as of January 1, 2020. The subject's total assessment of \$34,931 reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$58,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 5b property under the Cook County Real Property Assessment Classification Ordinance of 25% shall apply. (86 Ill.Admin.Code §1910.50(c)(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: 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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