



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

APPELLANT: West Suburban Property Holdings LLC
DOCKET NO.: 21-22461.001-C-3 through 21-22461.040-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are West Suburban Property Holdings 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 S.D. # 97, intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz 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
21-22461.001-C-3	16-08-110-017-0000	26,494	662	\$ 27,156
21-22461.002-C-3	16-08-110-018-0000	26,494	2,260	\$ 28,754
21-22461.003-C-3	16-08-110-019-0000	41,980	3,412	\$ 45,392
21-22461.004-C-3	16-08-110-020-0000	35,681	2,756	\$ 38,437
21-22461.005-C-3	16-08-110-021-0000	35,512	2,756	\$ 38,268
21-22461.006-C-3	16-08-110-022-0000	35,310	2,768	\$ 38,078
21-22461.007-C-3	16-08-110-023-0000	63,512	4,796	\$ 68,308
21-22461.008-C-3	16-08-111-006-0000	26,494	3,818	\$ 30,312
21-22461.009-C-3	16-08-111-009-0000	45,218	38,395	\$ 83,613
21-22461.010-C-3	16-08-111-013-0000	4,143	0	\$ 4,143
21-22461.011-C-3	16-08-111-014-0000	22,209	11,411	\$ 33,620
21-22461.012-C-3	16-08-111-015-0000	22,242	30,431	\$ 52,673
21-22461.013-C-3	16-08-111-016-0000	22,291	30,431	\$ 52,722
21-22461.014-C-3	16-08-111-017-0000	22,328	30,431	\$ 52,759
21-22461.015-C-3	16-08-111-018-0000	125,738	111,169	\$ 236,907
21-22461.016-C-3	16-08-111-021-0000	107,773	65,282	\$ 173,055
21-22461.017-C-3	16-08-111-022-0000	77,900	68,648	\$ 146,548
21-22461.018-C-3	16-08-116-012-0000	26,874	2,685	\$ 29,559
21-22461.019-C-3	16-08-116-013-0000	48,221	3,705	\$ 51,926

21-22461.020-C-3	16-08-116-014-0000	23,475	1,631	\$ 25,106
21-22461.021-C-3	16-08-116-015-0000	22,295	1,535	\$ 23,830
21-22461.022-C-3	16-08-116-016-0000	20,922	1,382	\$ 22,304
21-22461.023-C-3	16-08-116-017-0000	29,827	98,669	\$ 128,496
21-22461.024-C-3	16-08-116-018-0000	28,825	63,375	\$ 92,200
21-22461.025-C-3	16-08-116-019-0000	14,924	20,334	\$ 35,258
21-22461.026-C-3	16-08-116-020-0000	28,792	38,136	\$ 66,928
21-22461.027-C-3	16-08-116-021-0000	5,436	5,047	\$ 10,483
21-22461.028-C-3	16-08-116-022-0000	32,286	70,716	\$ 103,002
21-22461.029-C-3	16-08-116-023-0000	27,922	20,458	\$ 48,380
21-22461.030-C-3	16-08-116-024-0000	21,813	5,489	\$ 27,302
21-22461.031-C-3	16-08-116-025-0000	31,923	2,996	\$ 34,919
21-22461.032-C-3	16-08-116-026-0000	36,650	307	\$ 36,957
21-22461.033-C-3	16-08-117-001-0000	60,806	1,527	\$ 62,333
21-22461.034-C-3	16-08-117-007-0000	31,519	197,028	\$ 228,547
21-22461.035-C-3	16-08-117-008-0000	31,519	196,853	\$ 228,372
21-22461.036-C-3	16-08-117-009-0000	31,519	59,159	\$ 90,678
21-22461.037-C-3	16-08-117-010-0000	31,535	128,006	\$ 159,541
21-22461.038-C-3	16-08-117-011-0000	31,519	196,853	\$ 228,372
21-22461.039-C-3	16-08-117-012-0000	29,992	157,512	\$ 187,504
21-22461.040-C-3	16-08-117-013-0000	365,025	862,233	\$ 1,227,258

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

AGENCY

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APPELLANT

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