



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

APPELLANT: 7616 Marshfield, LLC  
 DOCKET NO.: 21-27089.001-C-1 through 21-27089.040-C-1  
 PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 7616 Marshfield, LLC, the appellant, by attorney Huan Cassioppi Tran, of Flanagan/Bilton LLC in Chicago; and the Cook County Board of Review.

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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-27089.001-C-1	11-30-218-033-1001	910	9,274	\$10,184
21-27089.002-C-1	11-30-218-033-1002	910	9,574	\$10,484
21-27089.003-C-1	11-30-218-033-1003	774	8,000	\$8,774
21-27089.004-C-1	11-30-218-033-1004	670	9,274	\$9,944
21-27089.005-C-1	11-30-218-033-1005	910	9,274	\$10,184
21-27089.006-C-1	11-30-218-033-1006	910	9,274	\$10,184
21-27089.007-C-1	11-30-218-033-1007	930	9,256	\$10,186
21-27089.008-C-1	11-30-218-033-1008	910	9,274	\$10,184
21-27089.009-C-1	11-30-218-033-1009	774	7,548	\$8,322
21-27089.010-C-1	11-30-218-033-1010	670	6,255	\$6,925
21-27089.011-C-1	11-30-218-033-1011	910	9,274	\$10,184
21-27089.012-C-1	11-30-218-033-1012	910	9,274	\$10,184
21-27089.013-C-1	11-30-218-033-1013	774	7,548	\$8,322
21-27089.014-C-1	11-30-218-033-1014	670	6,955	\$7,625
21-27089.015-C-1	11-30-218-033-1015	910	9,274	\$10,184
21-27089.016-C-1	11-30-218-033-1016	910	9,274	\$10,184
21-27089.017-C-1	11-30-218-033-1017	910	9,274	\$10,184
21-27089.018-C-1	11-30-218-033-1018	910	9,274	\$10,184
21-27089.019-C-1	11-30-218-033-1019	670	6,648	\$7,318
21-27089.020-C-1	11-30-218-033-1020	670	6,648	\$7,318
21-27089.021-C-1	11-30-218-033-1021	910	9,274	\$10,184

21-27089.022-C-1	11-30-218-033-1022	910	9,274	\$10,184
21-27089.023-C-1	11-30-218-033-1023	774	7,548	\$8,322
21-27089.024-C-1	11-30-218-033-1024	670	6,254	\$6,924
21-27089.025-C-1	11-30-218-033-1025	910	9,274	\$10,184
21-27089.026-C-1	11-30-218-033-1026	910	9,274	\$10,184
21-27089.027-C-1	11-30-218-033-1027	910	9,274	\$10,184
21-27089.028-C-1	11-30-218-033-1028	910	9,274	\$10,184
21-27089.029-C-1	11-30-218-033-1029	774	7,548	\$8,322
21-27089.030-C-1	11-30-218-033-1030	670	6,754	\$7,424
21-27089.031-C-1	11-30-218-033-1031	910	9,274	\$10,184
21-27089.032-C-1	11-30-218-033-1032	910	9,274	\$10,184
21-27089.033-C-1	11-30-218-033-1033	774	7,548	\$8,322
21-27089.034-C-1	11-30-218-033-1034	670	6,754	\$7,424
21-27089.035-C-1	11-30-218-033-1035	910	9,274	\$10,184
21-27089.036-C-1	11-30-218-033-1036	910	9,274	\$10,184
21-27089.037-C-1	11-30-218-033-1037	914	9,274	\$10,188
21-27089.038-C-1	11-30-218-033-1038	910	9,274	\$10,184
21-27089.039-C-1	11-30-218-033-1039	774	7,548	\$8,322
21-27089.040-C-1	11-30-218-033-1040	670	0	\$670

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:

April 21, 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

State of Illinois  
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APPELLANT

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