



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

APPELLANT: Nicholas Chaisuksant
DOCKET NO.: 21-57770.001-R-1
PARCEL NO.: 10-18-121-012-0000

The parties of record before the Property Tax Appeal Board are Nicholas Chaisuksant, the appellant, by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit 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:

LAND: \$5,150
IMPR.: \$30,850
TOTAL: \$36,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2021 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 is improved with a two-story, single-family dwelling of frame and masonry construction with 2,402 square feet of living area located in Morton Grove, Niles Township, Cook County. The building is 65 years old. Features of the dwelling include a crawl space, a one-car garage, and central air conditioning. The subject is located on a 6,438 square foot site. It is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

On November 21, 2023, the Board issued a decision in case number 20-45527.001-R-1, in which it reduced the subject property's assessment for the 2020 tax year from \$37,954 to \$36,000. The appellant asserts that this reduced assessment must carry forward to the 2021 tax year under section 16-185 of the Property Tax Code.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,954. The subject's improvement assessment is \$32,804, or \$13.66 per square foot of living area.

.

Analysis

The reduced assessment that appellant received for the 2020 tax year because of the Board's decision in case number 20-45527.001-R-1 must remain in effect for the 2021 tax year under section 16-185 of the Property Tax Code, which states in relevant part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

35 ILCS 200/16-185. On November 21, 2023, the Property Tax Appeal Board issued a decision reducing the subject property's assessment for the 2020 tax year to \$36,000. The 2020 and 2021 assessment years are within the same general assessment period for Niles Township. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decision for the 2020 tax year. The record also contains no evidence that the Board's decision for the 2020 tax year has been reversed or modified upon review. Finally, the appellant's petition for appeal discloses that the subject is owner-occupied. Therefore, under section 16-185, the reduced assessment for 2020 must remain in effect for 2021. This means that the appellant is entitled to a reduction from \$37,954 to \$36,000 for the 2021 tax year.

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 15, 2025



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
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Nicholas Chaisuksant, by attorney:
Timothy C. Jacobs
Kovitz Shifrin Nesbit
640 N. La Salle Drive
Suite 495
Chicago, IL 60654

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602