



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

ELLANT: Oak Trails, Inc.
DOCKET NO.: 23-31536.001-R-1
PARCEL NO.: 28-17-406-027-0000

The parties of record before the Property Tax Appeal Board are Oak Trails, Inc., the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** 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: \$4,567
IMPR.: \$53,432
TOTAL: \$57,999

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The 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 2023 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 a 3-story, multi-family building of masonry exterior construction with 6,106 square feet of gross building area. The building is 46 years old. Features of the building include a slab foundation and 6 full bathrooms. The property has a 10,150 square foot site and is located in Oak Forest, Bremen Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the subject's assessment neighborhood and from 479 feet to 0.70 of a mile from the subject property. Three comparables are located within the same block and street as the subject. The comparables are improved with class 2-11, 3-story multi-family buildings of

masonry or frame and masonry exterior construction containing either 6,106 or 6,546 square feet of gross building area. The buildings are from 45 to 62 years old. Each comparable has a slab foundation and 6 full bathrooms.¹ Comparable #1 has 6 half bathrooms. The comparables have improvement assessments ranging from \$50,199 to \$52,433 or for \$7.67 and \$8.59 per square foot of gross building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$51,046 or \$8.36 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$57,999. The subject property has an improvement assessment of \$53,432 or \$8.75 per square foot of gross building area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same assessment neighborhood, block and street as the subject property. The comparables are improved with class 2-11, 3-story multi-family buildings of masonry exterior construction each containing 6,106 square feet of gross building area. The comparables are each 46 years old. Each comparable each has a slab foundation and 6 full bathrooms. The comparables have improvement assessments of \$53,432 or \$8.75 per square foot of gross building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparable #1 which differs from the subject in age, building size and bathroom count.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #3 and #4 along with the board of review's comparables which are located within the subject's assessment neighborhood, block and street and are also identical to the subject in building size, design and foundation. These seven comparables have improvement assessments ranging from \$52,421 to \$53,432 and \$8.59 or \$8.75 per square foot of gross building area. The subject's improvement assessment of \$53,432 or \$8.75 per square foot of living area is well supported by the best comparables in the record. Based on this record, the Board finds the subject is equitably assessed and a reduction in the subject's assessment is not warranted.

¹ It appears that the appellant repeated the subject and each comparable's story height in the garage section of the appeal petition.

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: June 16, 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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