



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

APPELLANT: Cassandra Crotty  
DOCKET NO.: 24-20329.001-R-1 through 24-20329.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Cassandra Crotty, the appellant(s), by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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 **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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
24-20329.001-R-1	15-01-209-027-0000	10,035	55,038	\$65,073
24-20329.002-R-1	15-01-209-028-0000	7,168	13,760	\$20,928

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 2024 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 two parcels of land totaling 6,580 square-feet improved with a 75-year-old, two-story, single-family dwelling of masonry construction, containing 3,127 square feet of living area. The property is located in River Forest, River Forest Township, Cook County and is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four suggested equity comparables for both PINs. Each comparable was improved with a two-story single-family residence of either masonry or frame and masonry construction. The comparables ranged from 2,354 to 3,695 square feet of living area in assessment between \$16.88 and \$19.57 per square foot of living area.

The appellant also included a copy of the board of review's written decision reflecting a final assessment for the subject property of \$65,073 (15-01-209-027-0000) and \$20,928 (15-01-209-028-0000). Based on this evidence, the appellant requested a reduction in the subject's assessment to \$52,280 (15-01-209-027-0000) and an unchanged assessment of \$20,928 (15-01-209-028-0000). The appellant requests a revised total assessment of \$73,208 for both PINS.

The board of review submitted two "Board of Review Notes on Appeal." The board of review submitted its first "Board of Review Notes on Appeal" disclosing the total valuation assessment for the parcel with PIN 15-01-209-027-0000 of \$65,073 and a total improvement assessment of \$55,038, or \$17.60 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables. Each comparable was improved with a two-story, single-family residence of masonry construction. The comparables ranged from 2,795 to 3,034 square feet of living area and in assessment between \$22.11 and \$26.00 per square foot of living area. In its Notes on Appeal, the board states the subject is pro-rated with PIN 15-01-209-028-000 an improvement assessment valuation per square foot of living area of \$22.00. In addition, the board of review included information in its grid analysis indicating the subject property with PIN ending in 027-000 sold in April of 2024 for \$680,988 and two of its comparables sold in either 2023 or 2024 for prices ranging from \$885,000 to \$985,000.

The board of review submitted its second "Board of Review Notes on Appeal" disclosing the total valuation assessment for the parcel with PIN 15-01-209-028-0000 of \$20,928 and a total improvement assessment of \$13,760, or \$4.40 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on the same four suggested equity comparables. Each comparable was improved with a two-story, single-family residence of masonry construction. The comparables ranged from 2,795 to 3,034 square feet of living area and in assessment between \$22.11 and \$26.00 per square foot of living area. In its Notes on Appeal, the board states the subject is pro-rated with PIN 15-01-209-027-000 an improvement assessment valuation per square foot of living area of \$22.00. In addition, the board of review included information in its grid analysis indicating the subject property with PIN ending in 028-000 sold in April of 2024 for \$219,011 and two of its comparables sold in either 2023 or 2024 for prices ranging from \$885,000 to \$985,000.

### **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 Board finds the best evidence of assessment equity to be *appellant's comparables #2 and #3 and the board of review's comparables #1, #2, and #3*. The best comparables were most similar to the subject property in living area square footage and/or construction. The best comparables had improvement assessments that ranged from \$17.14 to \$26.00 per square foot of living area. The subject's improvement assessment of \$22.00 per square foot of living area falls within the range established by the best comparables in this record. After considering all the comparable properties submitted by the parties with emphasis on those properties that are more proximate in location, more similar in size, and with similar features relative to the subject and after further considering adjustments to the best comparable properties for differences from the subject, the Board finds the subject's improvement assessment *is* supported. Based on this record, the Board finds the appellant *did not* demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment *is not* justified.

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:

May 19, 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  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Cassandra Crotty, by attorney:  
Brian S. Maher  
Weis, DuBrock, Doody & Maher  
1 North LaSalle Street  
Suite 1500  
Chicago, IL 60602

COUNTY

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