



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

APPELLANT: Sean Gibbons  
DOCKET NO.: 24-21917.001-R-1  
PARCEL NO.: 23-25-206-011-0000

The parties of record before the Property Tax Appeal Board are Sean Gibbons, the appellant, by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. 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:** \$9,675  
**IMPR.:** \$53,825  
**TOTAL:** \$63,500

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 is improved with a two-story, single-family dwelling of frame construction with 3,719 square feet of living area located in Palos Heights, Palos Township, Cook County. The building is 15 years old. Features of the dwelling include an unfinished full basement, central air conditioning, a three-car garage, and three full bathrooms. The subject is located on a 15,480 square foot site. It is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts assessment equity as a basis for this appeal. In support of this contention, the appellant submitted information about five suggested comparable properties. The appellant also asserts overvaluation as a basis for this appeal, and he submitted information about a recent sale of the subject in support of this contention.

The board of review submitted its “Board of Review Notes on Appeal” in which it disclosed that the subject’s assessment was \$66,353. The subject has an improvement assessment of \$56,678, or \$15.24 per square foot of living area. In support of the assessment, the board of review submitted information about four suggested comparables.

### **Conclusion of Law**

On May 19, 2026, this Board issued a final administrative decision in case number 23-25897.001-R-1 that reduced the subject property’s assessment for 2023 from \$70,000 to \$63,500. This Board takes official notice of that final administrative decision. The reduced assessment that appellant received for the 2023 tax year because of the Board’s decision in case number 23-25897.001-R-1 must remain in effect for the 2024 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 May 19, 2026, the Property Tax Appeal Board issued a final administrative decision reducing the subject property's assessment for the 2023 tax year from \$70,000 to \$63,500. The record shows that the subject property is occupied by the owner. The 2023 and 2024 assessment years are within the same general assessment period for Palos Township. The record contains no evidence indicating the subject property was sold in an arm's length transaction after the Board's decision for the 2023 tax year. The record also contains no evidence that the Board’s decision for the 2023 tax year has been reversed or modified upon review. Therefore, under section 16-185, the reduced assessment for 2023 must remain in effect for 2024. This means that the appellant is entitled to an assessment reduction from \$66,353 to \$63,500 for the 2023 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: 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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