



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

APPELLANT: Luke Zatarski
DOCKET NO.: 24-25462.001-R-1
PARCEL NO.: 23-32-301-023-0000

The parties of record before the Property Tax Appeal Board are Luke Zatarski, the appellant(s), by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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: \$14,582
IMPR.: \$76,918
TOTAL: \$91,500

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 consists of a 26-year-old, two-story single-family dwelling of masonry construction with 6,027 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, three fireplaces, and a three-car garage. The property has a 44,866 square foot site, located in Orland Park, Palos Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends that the subject property is inequitably assessed and submits this claim as the basis of the appeal. In support of this argument, the appellant provided information on three equity comparable properties exhibiting varying degrees of similarity to the subject. The appellant reported that the selected comparable properties are located within the same neighborhood code as the subject property and are situated between 0.2 and 0.5 miles from the

subject. The improvement assessments for the comparables range from \$11.48 to \$12.88 per square foot of living area. Based on this evidence, the appellant requests that the subject's total assessment be reduced to \$86,632.

The record further reflects that the subject property was the subject of an appeal before the Property Tax Appeal Board in the prior year under Docket No. 2023-25909.001-R-1. In that appeal, the Board issued a decision reducing the assessment of the subject property to \$91,500 based on the evidence submitted by the parties. The appellant asserts that tax years 2023 and 2025 fall within the same general assessment period and further reports that the subject property is an owner-occupied residence.

The Board of Review submitted its Board of Review Notes on Appeal, disclosing a total assessment of \$96,188 for the subject property. The record indicates that the subject includes an improvement assessment of \$81,606, which reflects \$13.54 per square foot of living area. The Board of Review did not reference the Board's 2023 decision reducing the subject's total assessed value. In support of the correctness of the assessment, the Board of Review submitted information on three equity comparable properties exhibiting varying degrees of similarity to the subject.

The comparable properties are located either within one block of the subject or within the same subarea and reflect improvement assessments ranging from \$14.49 to \$19.69 per square foot of living area. The Board of Review contends that these comparables demonstrate that the subject's assessment is equitable and consistent with assessments applied to similarly situated properties. Accordingly, the Board of Review requests confirmation of the subject's current assessment.

Conclusion of Law

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2023 tax year should be carried forward to the tax year at issue subject only to equalization as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code provides, 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. Additionally, "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. The Board takes official notice that it rendered a decision lowering the subject's assessment for tax year

2021 (86 Ill.Admin.Code §1910.90(i)), and that tax year 2023 and the instant tax year of 2024 are in the same general assessment period for Palos Township. The Board further finds that the subject is owner-occupied based on the appellant's response to Section 1b of the residential appeal form, which states that the subject is owner-occupied. The record contains no evidence indicating that the subject sold in an arm's-length transaction after the Board's decision for the 2023 tax year, or that the Board's decision for the 2023 tax year was reversed or modified upon review. For these reasons, the Board finds by a preponderance of the evidence that the subject's assessment should be carried forward to the 2024 tax year, pursuant to section 16-185 of the Property Tax Code, to reflect the Board's decision for the 2023 tax year, plus the application of an equalization factor, if any.

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

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