



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

APPELLANT: Oscar Burgos
DOCKET NO.: 19-56224.001-C-1
PARCEL NO.: 15-10-233-048-0000

The parties of record before the Property Tax Appeal Board are Oscar Burgos, the appellant(s), by attorney Richard Shapiro, Attorney at Law in Evanston; 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: \$17,170
IMPR.: \$38,600
TOTAL: \$55,770

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 2019 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 19,078 square foot parcel of land improved with a one-story, masonry, commercial building containing 10,140 square feet of building area. The property is located in Maywood, Proviso Township, Cook County and is classified as a class 8-17 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of the market value argument, the appellant completed *Section IV-Recent Sale Data* of the petition and disclosed that the subject was purchased from Jody Ann Lowenthal and Jill Wayne on January 16, 2015 for \$160,000. The petition also disclosed that the sale: was not a transfer between related parties; was sold with the assistance of the realtor Summit Commercial Realty; was advertised for sale on the multiple listing for six years; was not sold due to a foreclosure; and was sold for a contract for deed.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$55,770 which reflects a market value of \$557,700 or \$55.00 per square foot of building area using the Cook County Real Estate Classification Ordinance level of assessment for class 8 property of 10%.

In support of the current assessment, the board of review submitted six sales comparables. These comparables are described as commercial buildings containing from 5,000 to 14,565 square feet of building area. They sold from April 2018 to March 2019 for prices ranging of \$57.78 to \$82.89 per square foot of building area.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. *86 Ill.Admin.Code §1910.63(e)*. Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. *86 Ill.Admin.Code §1910.65(c)*. The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the board of review comparables. The Board gives no weight to the sale of the subject as it occurred four years prior to the lien date and the appellant failed to submit any evidence to show that the market was the same as of the lien date. Therefore, the Board finds the sale too far removed from the lien date. The board of review's comparables are one-story, commercial buildings with sale dates within one year of the lien date. These properties sold for prices ranging from \$57.78 to \$82.89 per square foot of building area. In comparison, the subject's assessment reflects a market value of \$55.00 per square foot of building area which is below the range of the best comparables in the record. Therefore, the Board finds the appellant failed to show by a preponderance of the evidence that the subject was over valued and a reduction in the assessment is not warranted.

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: _____

September 15, 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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