



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

APPELLANT: Araceli Viveros  
DOCKET NO.: 21-28677.001-R-1  
PARCEL NO.: 13-36-215-021-0000

The parties of record before the Property Tax Appeal Board are Araceli Viveros, the appellant(s), by attorney Salvador Lopez, of Robson & Lopez LLC 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:** \$14,625  
**IMPR.:** \$21,575  
**TOTAL:** \$36,200

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 2021 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 one-story dwelling of frame construction with 1,692 square feet of living area. The dwelling was 135 years old. Features of the home include a full basement and a two-car garage. The property has a 3,250 square foot site and is located in Chicago, West Chicago Township, Cook County. The property is a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$362,000 as of July 9, 2021, which is the same date that the property was inspected by the appraiser. The appraisal was prepared by a certified appraiser trainee supervised by a certified appraiser. The appraiser asserted that the highest and best use of the property as improved was its current use. The appraiser used the income and the sales comparison approaches to valuation.

Under the income approach, the appraiser analyzed three comparable rentals located within a 0.73-mile radius of the subject property. Each of these properties had two units, a two-car garage, and were of frame or masonry construction. These properties were from 115 to 124 years old. Considering the data from the rental comparable properties, the appraiser estimated an average total monthly rent for the building of \$2,976, which produces a total potential gross income of \$35,712. The appraiser stabilized the vacancy rate at 3.0% for an effective gross income (EGI) of \$34,641. Expenses were then deducted to arrive at a net operating income (NOI) of \$30,358. The appraiser arrived at a value under the income approach of \$369,024.

Under the sales comparison approach, the appraiser utilized three comparable sales located within a 3.02-mile radius of the subject. The comparable properties sites ranged in size from 2,275 to 3,125 square feet of land area and from 1,516 to 2,275 square feet of living area. The properties are each improved with a multi-unit dwelling of frame construction with two units that were from 110 to 146 years old. The comparable properties sold from October 2020 to March 2021 for prices ranging from \$359,000 to \$375,000. The appraiser adjusted, if applicable, for size, gross building area, basement, amenities, HVAC system, garage, and patio. The appraiser concluded that based on the sales data and applying adjustments to the comparable sales for differences from the subject, the subject had a market value of \$362,000.

In reconciling the two approaches to value, the appraiser gave greatest weight to the sales comparison approach to valuation asserting that this approach best reflects the attitudes of buyers and sellers in the market. Therefore, the appraiser arrived at the final opinion of value for the subject property of \$362,000 as of July 9, 2021. Based on this evidence the appellant is seeking a reduction in the subject's assessment to reflect the appraisal.

In support of the argument of assessment inequity the appellant submitted information on four class 2-11 equity comparable properties with varying degrees of similarities to the subject which are located within a 0.4-mile radius of the subject. The improvements ranged: in age from 128 to 143 years; in size from 2,298 to 3,796 square feet of living area; and in improvement assessment from \$11.26 to \$14.71 per square foot of living area. Based on this evidence the appellant is seeking a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$46,000. The subject's assessment reflects a market value of \$460,000 or \$271.87 per square foot of living area, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on one comparable sales property and four equity comparable properties. The one comparable sales property sold on December 2020 for \$495,780 or from \$286.08 per square foot of living area, land included in the sales price.

The four equity comparable properties submitted by the board of review, including the property that was suggested as a comparable sales property, had varying degrees of similarities to the subject and were located within a ¼-mile radius of the subject. The improvements ranged: in age

from 126 to 131 years; in size from 1,604 to 1,776 square feet of living area; and in improvement assessment from \$18.86 to \$22.92 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

### **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 appraisal submitted by the appellant. The Board finds the appellant submitted a credible appraisal report with reasonable and logical adjustments for differences from the subject. The one comparable sale and four equity comparable properties presented by the board of review lacked adjustments for significant differences when compared to the subject property. The subject's current assessment reflects a market value of \$460,000, which is higher than the appraised value of \$362,000. Based on the evidence presented, the Board finds the subject property is overvalued and a reduction commensurate with the appellant's request is warranted. Since market value has been established at \$362,000, the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply and the equitable total assessment for the subject property will be \$36,200. (86 Ill.Admin.Code §1910.50(c)(2)). After this reduction the Board finds that the property is equitably assessed.

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

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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