



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

APPELLANT: Manuel Perez  
DOCKET NO.: 21-30675.001-R-1  
PARCEL NO.: 17-19-417-009-0000

The parties of record before the Property Tax Appeal Board are Manuel Perez, the appellant, by attorney Ciarra Schmidt, 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:** \$9,375  
**IMPR.:** \$29,625  
**TOTAL:** \$39,000

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 2-story apartment building of masonry exterior construction with 3,150 square feet of gross building area. The building is 133 years old and features a concrete slab foundation. The property has a 3,125 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both unequal treatment in the assessment process as well as overvaluation concerning the subject property. In support of the inequity argument the appellant submitted information on five equity comparables located within the subject's assessment neighborhood. The comparables consist of class 2-11 buildings of frame or masonry exterior construction ranging in size from 2,948 to 3,220 square feet of gross building area. The buildings range in age from 29 to 137 years old. Each building has a full basement and two

comparables each have either a 1-car or 2-car garage. The comparables have improvement assessments ranging from \$20,625 to \$30,166 or from \$7.00 to \$9.37 per square foot of gross building area.

In support of the overvaluation argument, the appellant submitted evidence disclosing the subject property was purchased on August 16, 2018 for a price of \$390,000. The appellant reported that the sellers were Jaime and Evelia Oseguera, the parties to the transaction were not related, and the property sold through a realtor. The appellant also indicated the property was advertised for sale through the Multiple Listing Service (MLS) for an unspecified period of time. The appellant also submitted the settlement statement associated with the sale.

Based on this evidence, the appellant requested a reduced improvement assessment of \$29,625 or \$9.40 per square foot of living area and a reduced total assessment of \$39,000, for an estimated market value of \$390,000 or \$123.81 per square foot of building area, including land, when applying the 10% level of assessment under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,332. The subject property has an improvement assessment of \$57,957 or \$18.40 per square foot of gross building area. The subject's total assessment reflects a market value of \$673,320 or \$213.75 per square foot of building area, including land, when using the 10% level of assessment under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparables located within the subject's assessment neighborhood and within .25 of a mile of the subject. The comparables consist of 2-story class 2-11 buildings of masonry exterior construction ranging in size from 2,856 to 3,456 square feet of gross building area. The buildings are 126 to 143 years old. One building has central air conditioning and one comparable has a two-car garage. Each building has a basement and three comparables each have either a 2-car or 2.5-car garage. The parcels range in size from 2,425 to 3,125 square feet of land area. The comparables have improvement assessments ranging from \$41,625 to \$50,725 or from \$13.64 to \$15.96 per square foot of gross building area. The comparables sold from June 2020 to October 2021 for prices ranging from \$1 to \$383,606 or from \$0.00 to \$127.87 per square foot of living area, including land. The board of review comparable grid confirmed the subject's August 2018 sale. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends, in part, 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 parties submitted four comparable sales and evidence of the subject's sale to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #1 and #4, each of which reportedly sold for a price of \$1.00, calling into question the arm's length nature of these sales.

The Board finds the best evidence of market value to be the subject's sale in August 2018 for a price of \$390,000, which the board of review confirmed, and which is supported by the market value evidence submitted by the board of review. The appellant submitted evidence that the property was advertised for sale and had the elements of an arm's length transaction. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Rather, board of review comparables #2 and #3, which sold proximate to the assessment date at issue and are similar to the subject in age, location, building size, and some features, support the sale price. These comparables sold in March and October 2021 for prices of \$340,000 and \$383,606 or for \$98.38 and \$127.87 per square foot of building area, including land. The subject's assessment reflects a market value of \$673,320 or \$213.75 per square foot of living area, including land, which is above the market value evidence in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is justified based on overvaluation.

The taxpayer also 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 parties submitted a total of nine equity comparables with varying degrees of similarity to the subject to support their respective positions before the Property Tax Appeal Board. The comparables have improvement assessments ranging from \$20,625 to \$50,725 or from \$7.00 to \$15.96 per square foot of gross building area. The Board finds the subject's improvement assessment as reduced herein of \$29,625 or \$9.40 per square foot of gross building area falls within the range established by the equity comparables in this record, and no further reduction in the subject's assessment is warranted given the reduction for market value considerations.

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 17, 2025



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

Manuel Perez, by attorney:  
Ciarra Schmidt  
Schmidt Salzman & Moran, Ltd.  
111 W. Washington St.  
Suite 1300  
Chicago, IL 60602

COUNTY

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