



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

APPELLANT: Jacques Croisetiere  
DOCKET NO.: 21-45730.001-R-1  
PARCEL NO.: 17-33-312-002-0000

The parties of record before the Property Tax Appeal Board are Jacques Croisetiere, the appellant, by attorney George J. Relias of Relias Law Group, 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:** \$10,560  
**IMPR.:** \$37,368  
**TOTAL:** \$47,928

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 two-story dwelling of masonry exterior construction with 1,997 square feet of living area. The dwelling is approximately 17 years old. Features of the home include a full unfinished basement, central air conditioning, 2½ bathrooms and a two-car garage.<sup>1</sup> The property has a 2,400 square foot site and is located in Chicago, South Chicago Township, Cook County. The subject is classified as a class 2-07 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 information on four comparable sales that have the same assessment neighborhood code and property classification code as the subject. The comparables are located

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<sup>1</sup> The board of review disclosed the subject dwelling has an unfinished basement and an additional half bathroom, which were not refuted by the appellant.

from .4 of a mile to 1.3 miles from the subject property. The comparables have sites that range in size from 2,976 to 3,125 square feet of land area. The comparables are improved with two-story dwellings of masonry exterior construction ranging in size from 1,833 to 1,960 square feet of living area. The dwellings are from 4 to 50 years old. The comparables each have a full or partial basement. No data was provided by the appellant concerning finished basement area of the comparables. According to the property characteristic printouts provided by the appellant, each comparable has either 1½, 2 or 2½ bathrooms, three comparables have central air conditioning, one comparable has a fireplace and three comparables each have a two-car garage. The properties sold from February 2018 to April 2020 for prices ranging from \$439,500 to \$460,000 or from \$234.69 to \$242.07 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$47,597, reflecting a market value of \$475,970 or \$238.34 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,000. The subject's assessment reflects a market value of \$530,000 or \$265.40 per square foot of living area, including land, when applying the level of assessment 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 four comparables with equity data which is not responsive to the appellant's overvaluation argument. The board of review failed to address the appellant's overvaluation argument with market value evidence.

Based on this equity 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 Property Tax Appeal Board finds the only evidence of market value in the record to be the appellant's comparable sales. The Board has given less weight to the appellant's comparables #1 and #4 which have sale dates that occurred in 2018, less proximate to the lien date at issue than the other sales in the record. Additionally, the appellant's comparable #1 is located more than a mile away from the subject and the dwelling is 33 years older than the subject.

The Board finds the appellant's comparables #2 and #3 sold more proximate to the January 1, 2021 assessment date and are similar to the subject in location, dwelling size and design. However, each dwelling is somewhat older in age and has a fewer number of bathrooms, when

compared to the subject and comparable #2 lacks a garage, a feature of the subject. These differences suggest upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these two comparables sold in March and April 2020 for prices of \$439,500 and \$450,000 or for \$236.84 and \$239.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$530,000 or \$265.40 per square foot of living area, including land, which is above the two best comparable sales in this record both in terms of overall value and on a per-square-foot basis. 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.

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: \_\_\_\_\_

May 20, 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

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