FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jacques Lacava
DOCKET NO.: 21-49571.001-R-1
PARCEL NO.: 13-13-114-010-0000

The parties of record before the Property Tax Appeal Board are Jacques Lacava, the appellant, by attorney Anthony Lewis, of the Law Offices of Gary H. Smith 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 ***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:	$8,640
IMPR.:	$59,360
TOTAL:	$68,000

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 one-story dwelling of brick exterior construction with 1,638 square feet of living area.[1] The dwelling is approximately 104 years old with an effective age of 40 years. Features of the home include a basement with finished area and a one-car garage. The property has a 3,600 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 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 $525,000 as of January 1, 2021. The appraisal was prepared by George Koumbis and George Stamas,

[1] The Board finds the best description of the subject is found in the appellant's appraisal, which contains a detailed property sketch with measurements.

certified residential real estate appraisers. The purpose of the appraisal was to determine the market value of the subject property for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach by examining three comparable sales within .44 of a mile of the subject. The comparables are improved with dwellings ranging in size from 1,548 to 1,800 square feet of living area. The dwellings are 98 to 102 years old. Each comparable has a two-car garage and a basement, two of which have finished area. One comparable has central air conditioning. The sales occurred from April to December 2020 for prices ranging from $524,900 to $541,000 or from $300.56 to $339.15 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for location, dwelling size, bathroom count, and other features to arrive at adjusted prices ranging from $507,300 to $538,645. Based on this data, the appraisers arrived at a market value of $525,000 or $320.51 per square foot of living area, including land, as of January 1, 2021.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $68,000. The subject's assessment reflects a market value of $680,000 or $415.14 per square foot of living area, land included, when applying 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 comparable sales located within .25 of a mile of the subject. The comparables consist of one-story class 2-03 dwellings of masonry or frame exterior construction ranging in size from 1,440 to 1,751 square feet of living area. The dwellings are 97 to 103 years old. Each dwelling has a basement, two of which have finished area. Two comparables each have a fireplace and three comparables each have either a one-car or two-car garage. The parcels range in size from 3,750 to 5,400 square feet of land area. The comparables sold from May 2019 to December 2021 for prices ranging from $640,000 to $735,000 or from $417.21 to $460.56 per square foot of living area, including land. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted an appraisal and four comparable sales for the Board's consideration. The Board gives less weight to the value conclusion in the appraisal; although the appraisal states that the three appraisal comparables are the most recent sales of similar properties within the subject's neighborhood, the record reveals additional sales within .25 of a mile of the subject that were not analyzed by the appraisers. The Board will instead analyze the raw comparable sales in the record.

The Board gives less weight to appraisal comparables #1 and #2 due to differences from the subject in basement finish or central air conditioning amenity. The Board also gives reduced weight to board of review comparables #2 and #4, which differ from the subject in basement finish, lack a garage, and/or sold less proximate to the January 1, 2021 assessment date at issue in this appeal.

The Board finds the best evidence of market value to be appraisal comparable #3 along with the board of review's comparable sales #1 and #3, which sold proximate to the assessment date at issue and are similar to the subject in age, dwelling size, and features. These most similar comparables sold from April 2020 July 2021 for prices ranging from $541,000 to $735,000 or from $300.56 to $419.76 per square foot of living area, including land. The subject's assessment reflects a market value of $680,000 or $415.14 per square foot of living area, including land, which falls within the range of the best comparable sales 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 not justified based on overvaluation.

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: ____________________ ____________________

C E R T I F I C A T I O N

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: February 18, 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

Jacques Lacava, by attorney:
Anthony Lewis
Law Offices of Gary H. Smith
640 N. La Salle Drive
Suite 495
Chicago, IL 60654

COUNTY

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