FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Beatriz Chavez
DOCKET NO.: 22-32098.001-R-1
PARCEL NO.: 17-19-311-018-0000

The parties of record before the Property Tax Appeal Board are Beatriz Chavez, 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:	$9,375
IMPR.:	$30,075
TOTAL:	$39,450

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 2022 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 multi-unit dwelling of masonry construction with 2,640 square feet of living area. The dwelling was 134 years old. Features of the home include a full basement and a two-car garage. The property has a 3,125 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 and assessment equity as the basis of the appeal. In support of the argument of overvaluation the appellant submitted an appraisal estimating the subject property had a market value of $394,500 as of April 7, 2022. The appraisal was prepared by a certified residential real estate appraiser who asserted that the highest and best use of the subject property as improved was its present use. The appraiser inspected the subject property on April 7, 2022. The appraiser used the sales comparison, rental income, and cost approaches to valuation of the subject property. Appellant disclosed that this is an owner-occupied residence.

Under the sales comparison approach, the appraiser utilized three comparable sales properties and two other properties that did not have sale dates. The three comparable closed sales properties with were located within a 1.42-mile radius of the subject property. The comparable properties sites ranged in size from 2,321 to 2,400 square feet of land area and from 2,490 to 2,856 square feet of living area. The properties are each improved with a two-story multi-family dwelling of frame or masonry construction that were from 123 to 132 years old. The comparable properties sold from April 2021 to March 2022 for prices ranging from $365,000 to $445,000 or from $145.53 to $176.10 per square foot of living area, land included in the sales prices. The appraiser adjusted for unit size and functional utility. 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 $394,500.

Under the rental income approach the appraiser analyzed three comparable rentals located within a 0.50-mile radius of the subject property. Considering the data from the rental properties, the appraiser estimated total market rent for the subject of $3,200 per month which produces a total potential annual rent revenue of $38,400. The appraiser stabilized the vacancy rate at 4% for an effective gross income (EGI) of $36,864. Expenses were then deducted to arrive at a net operating income (NOI) of $29,732. The appraiser arrived at a value under the rental income approach of $403,808.

Under the cost approach the appraiser considered the replacement cost new for the subject property. The appraiser based their estimate on estimates by local builders and appraiser files. The appraiser considered the cost of the site, improvement, attic, no basement, garage, estimated cost new, and depreciation to arrive at an estimated value by cost approach of $424,400.

In reconciling the approaches to value, the appraiser gave primary weight to the sales comparison approach to valuation. Therefore, the appraiser arrived at the final opinion of value for the subject property of $394,500 as of April 7, 2022.

In support of the argument of assessment inequity the appellant submitted information on five class 2-11 equity comparable properties with varying degrees of similarities to the subject which are located within a 0.8-mile radius of the subject. The improvements ranged: in age from 113 to 134 years; in size from 2,304 to 3,754 square feet of living area and in improvement assessment from $6.98 to $9.96 per square foot of living area.

Based on this evidence the appellant is seeking a reduction the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $41,000. The subject's assessment reflects a market value of $410,000 or $155.30 per square foot of living area, including land, when applying the level of assessments for class two 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 three comparable sales properties which sold from May 2022 to December 2022 for sales prices from $280,000 to $890,000 or from $178.57 to $304.79 per square foot of living area, land included in the sales prices. These properties were located within a ¼-mile radius of the subject. The properties had improvements which were from 133 to 140 years old and had from 1,134 to 3,108 square feet of living area.

In further support of its contention of the correct assessment the board of review submitted information on the same three properties that the board of review used as its comparable sales properties. These properties were located within a ¼-mile radius of the subject and had improvements which were from 133 to 140 years old, had from 1,134 square feet of living area, and had improvement assessments from $13.71 to $22.36 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, in part, that 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 three comparable sales 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 $410,000, which is higher than the appraised value of $394,500. 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 the level of assessment for class two property under the Cook County Real Property Assessment Classification Ordinance shall apply. (86 Ill.Admin.Code §1910.50(c)(2)). After this reduction the Board finds that the subject 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	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: 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

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