FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Mercedes Reyes
DOCKET NO.: 23-54301.001-I-1 through 23-54301.005-I-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mercedes Reyes, the appellant(s), by attorney Ellen G. Berkshire, of Verros Berkshire, PC in Oakbrook Terrace; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-54301.001-I-1	18-02-420-022-0000	9375	21,100	$30,475
23-54301.002-I-1	18-02-420-023-0000	9,375	21,100	$30,475
23-54301.003-I-1	18-02-420-024-0000	6,250	7,624	$13,874
23-54301.004-I-1	18-02-420-025-0000	5,448	8,387	$13,835
23-54301.005-I-1	18-02-420-026-0000	7,137	9,704	$16,841

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 2023 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 five parcels of land totaling 16,594 square feet and improved with three buildings of various ages. The buildings are one-story, masonry, and contain 6,000 and 3,100 square feet of building area with the size of the third building unknown. The property is located in Lyons, Lyons Township, Cook County and is classified as a class 5 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal contends overvaluation as the basis of the appeal. In support of the market value argument, the appellant completed *Section IV-Recent Sale Data* of the petition and disclosed that the subject was purchased from 8220-28 W. 47th, LLC on January 30, 2024 for

$422,000. The petition also disclosed that the subject: was not transferred between related parties; was sold with the assistance of Re/Max 10 Lincoln Park; was advertised for sale on the Multiple Listing Service (MLS) for 282 days; and was not sold due to a foreclosure or contract for deed. The appellant included the settlement statement which listed commissions to two realty companies.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of $189,389 which reflects a market value of $757,556 using the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%. No further evidence was submitted.

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 purchase of the subject property in January 2024 for $422,000. The appellant provided information in Section IV-Recent Sale Data of the appeal that the parties to the transaction were not related, that the property was sold using a Realtor, that the property had been advertised on the open market, and that the subject property was not sold due to a foreclosure. The board of review did not refute this sale or that it was not at arm's length. Based on this record, the Board finds the subject property had a market value of $422,000 as of January 1, 2023, and that a reduction in the subject's assessment is justified. Since market value has been determined, the level of assessment of 25% for Class 5 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

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: November 17, 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 9-215 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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