



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

APPELLANT: Venancio Fuerte
DOCKET NO.: 24-22623.001-R-1
PARCEL NO.: 28-17-410-012-0000

The parties of record before the Property Tax Appeal Board are Venancio Fuerte, the appellant, by attorney Kelly J. Keeling, of KBC Law Group 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: \$2,976
IMPR.: \$18,966
TOTAL: \$21,942

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 2024 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 1-story dwelling of frame exterior construction with 1,308 square feet of living area.¹ The dwelling is approximately 55 years old. Features include a partial basement and a 1-car garage. The property has a 6,613 square foot site and is located in Oak Forest, Bremen 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 assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located within the subject's assessment neighborhood. The comparables are improved with 1-story, class 2-03 dwellings of frame exterior construction ranging in size from 1,298 to 1,313 square feet of living area. The homes range in age from 49 to 62 years old. One

¹ The only description of the subject property was provided by the appellant.

comparable has a full basement and two comparables each have a slab foundation. Two comparables each have central air conditioning. Each comparable has a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$16,509 to \$19,783 or from \$12.66 to \$15.07 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$16,559.

The appellant submitted the board of review final decision disclosing the total assessment for the subject of \$23,000. The subject property has an improvement assessment of \$20,024 or \$15.31 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" for a different docket number and property than the one being addressed under this appeal. The board of review submitted information on four comparables located in a different assessment neighborhood than the subject's. Each comparable is located in the Village of Melrose Park, Proviso Township and are class 2-11 multi-family buildings.

Conclusion of Law

The appellant 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 Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted three suggested equity comparables for the Board's consideration, as the Board gives no weight to the board of review comparables. The board of review submitted comparables located in a different village and township than the subject under appeal, as well as these comparables being multi-family buildings, in contrast to the single-family, class 2-03 dwellings of the subject and comparables submitted by the appellant.

The appellant's comparables represent the best evidence of assessment equity in this record. The appellant's comparables have the same assessment neighborhood and classification codes as the subject property. These three comparables are similar to the subject in design, age, and dwelling size with varying degrees of similarity in foundation type, central air conditioning, and other features. These comparables have improvement assessments ranging from \$16,509 to \$19,783 or from \$12.66 to \$15.07 per square foot of living area. The subject's improvement assessment of \$20,024 or \$15.31 per square foot of living area falls above the range established by the best comparables in this record and appears to be excessive. Based on this record and after considering adjustments to the appellant's comparables for differences when compared to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and 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 19, 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

AGENCY

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