



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

APPELLANT: Minerva Velazquez
DOCKET NO.: 24-52919.001-R-1
PARCEL NO.: 12-14-106-012-0000

The parties of record before the Property Tax Appeal Board are Minerva Velazquez, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$15,525
IMPR.: \$20,475
TOTAL: \$36,000

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 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 masonry exterior construction with 1,275 square feet of living area. The dwelling is approximately 68 years old. Features include a full basement, central air conditioning, and a 1-car garage. The property has a 6,210 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 information on four comparable sales located within the subject's assessment neighborhood. The comparables have sites ranging in size from 6,210 to 7,184 square feet of land area. The comparables are improved with 1-story, class 2-03 dwellings of masonry exterior construction ranging in size from 1,373 to 1,735 square feet of living area. The homes are either 63 or 68 years old. Each comparable has a full basement, two of which have

finished area, central air conditioning, one fireplace, and a 1-car or a 2-car garage. The comparable properties sold from August 2022 to December 2024 for prices ranging from \$320,000 to \$400,000 or from \$230.55 to \$273.79 per square foot of living area, land included. The appellant's evidence also included copies of the deeds associated with these comparable sales. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$31,746 which would reflect a total market value of \$317,460 or \$248.99 per square foot of living area, land included, after applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,000. The subject's assessment reflects a market value of \$360,000 or \$282.35 per square foot of living area, land included, after applying the level of assessment for class 2 property of 10% 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 within the subject's assessment neighborhood. The comparables have sites that range in size from 5,556 to 6,900 square feet of land area. The comparables are improved with 1-story, class 2-03 dwellings of masonry exterior construction ranging in size from 1,148 to 1,373 square feet of living area. The homes are from 55 to 69 years old. Each comparable has a full basement, one of which has finished area, and a 1-car or a 2-car garage. Three comparables each have central air conditioning. The comparable properties sold from November 2022 to November 2024 for prices ranging from \$380,000 to \$465,000 or from \$309.54 to \$403.65 per square foot of living area, land included. Based on this evidence, the board of review requested the assessment be confirmed.

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 eight comparable sales for the Board's consideration. The board gives less weight to the appellant's comparables #1, #2, and #4, as well as board of review comparables #1, #3, and #4, which sold in 2022, less proximate to the subject's January 1, 2024 assessment at issue than other sales in this record, are less similar to the subject in dwelling size or age than other comparables in this record, lack central air conditioning, which is a feature of the subject, and/or feature basement finish, which the subject lacks.

The Board finds the best evidence of market value to be the sales for the appellant's comparable #3 and board of review comparable #2 which sold proximate to the subject's 2024 lien date and are overall most similar to the subject in location, lot size, design/class, age, dwelling size, and features. The two best comparables sold for prices of \$320,000 and \$444,000 or \$233.07 and \$384.08 per square foot of living area, land included, respectively. The subject's assessment

reflects a market value of \$360,000 or \$282.35 per square foot of living area, land included, is bracketed by the two best comparable sales in this record. Based on the evidence in this record and after considering appropriate adjustments to the two best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment based on overvaluation is not 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: _____

October 20, 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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