



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

APPELLANT: Dimas Silveyra
DOCKET NO.: 24-52942.001-R-1
PARCEL NO.: 13-02-400-019-0000

The parties of record before the Property Tax Appeal Board are Dimas Silveyra, 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: \$13,125
IMPR.: \$29,280
TOTAL: \$42,405

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 a 2-story dwelling of masonry exterior construction containing 1,581 square feet of living area. The home is approximately 84 years old. Features include a basement with finished area, central air conditioning and a 2-car garage. The property has a 3,750 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-05 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 and with 0.18 of a mile from the subject. The comparables have sites containing 3,750 square feet of land area that are improved with class 2-05, 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 1,301 to 2,120 square

feet of living area. The dwellings are from 76 to 86 years old. Each comparable has an unfinished basement, central air conditioning and either a 1-car, a 1.5-car or a 2-car garage. The comparables sold from July 2022 to September 2024 for prices ranging from \$300,000 to \$480,000 or from \$148.48 to \$230.59 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$31,652 which reflects a market value of \$316,520 or \$200.20 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$42,405. The subject's assessment reflects a market value of \$424,050 or \$268.22 per square foot of living area, including land, when applying the level of assessment for class 2 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 four comparables located within the subject's assessment neighborhood and within the subject's subarea or approximately $\frac{1}{4}$ of a mile from the subject. Comparable #4 will not be included in the Board's analysis as it only contains equity data which is not responsive to the appellant's overvaluation argument. Comparables #1 through #3 have sites ranging from 3,720 to 3,810 square feet of land area that are improved with class 2-05, 2-story of masonry exterior construction ranging in size from 1,536 to 1,586 square feet of living area. The dwellings are 74 to 84 years old. Each comparable has a basement, with one having finished area, and a 2-car garage. Two comparables each have central air conditioning. These three comparables sold from March to November 2024 for prices ranging from \$442,000 to \$515,000 or from \$278.69 to \$335.29 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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sale #1 which in July 2022 less proximate in time to the January 1, 2024 assessment date at issue than the other comparables in the record. Additionally, the Board gives less weight to the appellant's sales #2, #3 and #4 which are less similar to the subject in dwelling size than the other comparables in the record.

The Board finds the best evidence of market value to be the board of review's comparable sales which sold more proximate in time to the assessment date at issue and are overall most similar to the subject in design, age, dwelling size, location and with varying degrees of similarity in other

features. These three comparables sold from March to November 2024 for prices ranging from \$442,000 to \$515,000 or from \$278.69 to \$335.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$424,050 or \$268.22 per square foot of living area, including land, which below the range established by the best comparable sales in the record. Based on this record and after considering the appropriate adjustments to the best comparable sales for differences from the subject, the Board finds a reduction in the subject's assessment 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: July 21, 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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