FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Juan Villanueva
DOCKET NO.: 24-53579.001-R-1
PARCEL NO.: 13-26-102-037-0000

The parties of record before the Property Tax Appeal Board are Juan Villanueva, the appellant, by attorney Andrew S. Dziuk, of Andrew Dziuk, Esq. 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 ***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:	$18,531
IMPR.:	$33,469
TOTAL:	$52,000

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 an approximately 97-year-old, multi-family dwelling of masonry construction with 2,608 square feet of living area. Features of the home include two full bathrooms, a full basement, and a garage. The property has a 4,260 square foot site and is in Chicago, Jefferson Township, Cook County. The subject is classified as a Class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables with varying degrees of similarity to the subject property. The suggested comparable properties ranged in size from 2,356 to 2,790 square feet of living area and ranged in age from 100 to 113 years old. The appellant reported that the suggested comparables each had the same neighborhood code as the subject property and were located within a range of .24 to .59 miles from the subject property. All the appellant's comparables had a full basement and two or two and a half bathrooms. Four had a garage and one did not. The comparables have improvement assessments ranging from $9.13 to

$11.43 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's total assessment to $42,342.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as $52,000. The subject property has an improvement assessment of $33,469 or $12.83 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with varying degrees of similarity to the subject property. The suggested comparable properties ranged in size from 2,349 to 2,656 square feet of living area and ranged in age from 101 to 102 years old. The board of review reported that the suggested comparables each had the same neighborhood code as the subject property and one was within the same block, two were within a quarter mile and one was an unreported distance from the subject property. All the comparables had a full basement and a garage. Three comparables had two full bathrooms, and one had three full bathrooms. The comparables had improvement assessments ranging from $13.44 to $15.23 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

Conclusion of Law

The taxpayer 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds that the best evidence of assessment equity is the board of review's comparables #2 and #3 and appellant's comparables #2 through #5. Like the subject property, these comparables have a full basement, two or two and a half bathrooms, and a garage. The dwellings on these comparables are like the subject dwelling in age and living area size. These comparables are in the same neighborhood as the subject and are within the same block or within .59 miles. In comparison, the board of review's comparable #1 has more bathrooms and the board of review's #4 was an unreported distance away and the appellant's comparable #1 has no garage and were given less weight.

The best comparables have improvement assessments that range from $9.33 to $14.88 per square foot of living area. The subject's improvement assessment of $12.83 per square foot of living area is within the range established by the best comparables in this record. After considering these comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record, the Board therefore finds that the appellant did not demonstrate with clear and convincing evidence that the subject was inequitably assessed, and a reduction in the subject's assessment on this basis is not warranted.

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

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