



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

APPELLANT: Nils Stangenes  
DOCKET NO.: 21-38564.001-R-1  
PARCEL NO.: 14-29-119-036-0000

The parties of record before the Property Tax Appeal Board are Nils Stangenes, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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:** \$56,700  
**IMPR.:** \$37,180  
**TOTAL:** \$93,880

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 2021 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 two-story building of frame exterior construction with 3,718 square feet of gross building area. The building is 129 years old. Features of the building include a full basement finished with an apartment, central air conditioning, three fireplaces, and a two-car garage.<sup>1</sup> The property has a 3,240 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 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 .21 of a mile of the subject and within the subject's assessment

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<sup>1</sup> The board of review disclosed that the subject has a basement apartment, which was not refuted by the appellant in rebuttal.

neighborhood. The comparables consist of two-story class 2-11 buildings of frame or frame and masonry exterior construction ranging in size from 3,780 to 3,963 square feet of gross building area. The buildings are 126 to 138 years old. Each building has a full basement and a two-car garage. One comparable has central air conditioning. The comparables have improvement assessments ranging from \$37,063 to \$39,625 or from \$9.81 to \$10.00 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$36,919 or \$9.93 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$98,156. The subject property has an improvement assessment of \$41,456 or \$11.15 per square foot of gross building area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within .25 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of two-story class 2-11 buildings of frame or masonry exterior construction ranging in size from 1,840 to 2,262 square feet of gross building area. The homes are 113 to 135 years old. Each building has a full basement, one of which is finished with an apartment. Two comparables have central air conditioning and two comparables each have a two-car garage. The comparables have improvement assessments ranging from \$24,461 to \$35,600 or from \$12.48 to \$18.04 per square foot of gross building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the comparables submitted by the board of review, which are each significantly smaller than the subject. Two of the board of review's comparables also lack a garage, a feature of the subject.

The Board finds the best evidence of assessment equity to be the comparables presented by the appellant, which are similar to the subject in age, location, building size, and some features. These comparables have improvement assessments that range from \$37,063 to \$39,625 or from \$9.81 to \$10.00 per square foot of gross building area. The subject's improvement assessment of \$41,456 or \$11.15 per square foot of gross building area is above the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences from 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.

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Chairman



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Member



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Member



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Member



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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: March 18, 2025



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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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