



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

APPELLANT: Whitney Lipscomb  
DOCKET NO.: 21-53830.001-R-1  
PARCEL NO.: 15-09-207-017-0000

The parties of record before the Property Tax Appeal Board are Whitney Lipscomb, the appellant, by attorney Andreas Mamalakis, of the Law Offices of Andreas Mamalakis in Kenosha; 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:** \$3,300  
**IMPR.:** \$25,669  
**TOTAL:** \$28,969

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 6,000 square foot site improved with two dwellings: a 2-story multi-family dwelling with 1,976 square feet of building area and a 1-story dwelling with 720 square feet of building area. The dwellings have a combined total building area of 2,696 square feet.<sup>1</sup> The dwellings are approximately 93 years old and both feature a basement. The property is located in Bellwood, Proviso Township, Cook County. The subject is classified as a class 2-11 and class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

---

<sup>1</sup> The Board finds the best description of the subject property was found in the board of review's Notes on appeal which stated the subject is a multi-improvement property with a combined building area of 2,696 square feet, which was not refuted by the appellant.

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 in the same assessment neighborhood code and within 0.67 of a mile from the subject property. The comparables are improved with 1.5-story or 2-story class 2-11 multi-family dwellings of masonry exterior construction ranging in size from 1,874 to 2,016 square feet of building area. The homes are 100 or 112 years old. Each comparable has a basement and two fireplaces. Two dwellings have a 2-car garage. The comparables have improvement assessments ranging from \$12,878 to \$13,833 or for \$6.86 and \$6.87 per square foot of building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$13,575 or \$5.04 per square foot of building area when using the combined total building area of 2,696 square feet.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,969. The subject property has an improvement assessment of \$25,669 or \$9.52 per square foot of building area, based on a combined 2,696 square feet of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same assessment neighborhood code and located within ¼ of a mile from the subject property. The comparables are improved with 1-story class 2-02 dwellings of frame exterior construction ranging in size from 640 to 942 square feet of building area. The homes range in age from 86 to 122 years old. Two comparables have a basement and two dwellings have either a crawl space or concrete slab foundation. One comparable has a 1-car garage. The board of review also submitted a computer printout for the subject's class 2-11 dwelling reporting a dwelling size of 1,976 square feet of building area. The comparables have improvement assessments ranging from \$8,998 to \$11,448 or from \$10.99 to \$15.45 per square foot of building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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

The appellant submitted three class 2-11 comparable properties and information on the subject class 2-11 dwelling. The appellant provided no information regarding the subject's class 2-02 dwelling. The board of review submitted four class 2-02 comparables, information on the subject's class 2-02 dwelling and a printout associated with the subject's class 2-11 building to support its contention the subject property has a combined 2,696 square feet of building area.

The seven comparables submitted by the parties have improvement assessments ranging from \$8,998 to \$13,833 or from \$6.86 to \$15.45 per square foot of building area. The subject's improvement assessment of \$25,669 or \$9.52 per square foot of combined building area falls

above the range established by the comparables in this record on an overall improvement basis and within the range of the comparables on a per square foot basis. The subject's higher overall improvement assessment is logical since the subject had two dwellings relative to each comparable which reflects only one improvement. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: \_\_\_\_\_

January 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 9-125 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Whitney Lipscomb, by attorney:  
Andreas Mamalakis  
Law Offices of Andreas Mamalakis  
4844 89th Place  
Kenosha, WI 53142

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602