



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

APPELLANT: Tami Stieber  
DOCKET NO.: 22-32281.001-R-1  
PARCEL NO.: 14-16-301-041-1218

The parties of record before the Property Tax Appeal Board are Tami Stieber, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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 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:** \$1,271  
**IMPR.:** \$13,929  
**TOTAL:** \$15,200

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 2022 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 residential condominium unit that is located on the 4<sup>th</sup> floor in a 30-story condominium building of brick exterior construction that contains 873 units. The condominium building is approximately 55 years old. The subject unit contains 900 square feet of living area and features one bedroom, one bath and sleeve air conditioning.<sup>1</sup> The subject unit has a .1160% interest in the common elements of the condominium property. The property has a 132,634 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-99 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 an appraisal of the subject property estimating a market value of \$92,000 as

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<sup>1</sup> The description of the subject property was gleaned from the appraisal submitted by the appellant.

of January 1, 2021. The appraisal was prepared by Thomas Boyle, Jr., an Associate Real Estate Trainee Appraiser who inspected the interior and exterior of the subject property and Supervisory Appraiser, David Conaghan, a Certified General Appraiser who inspected the exterior only of the subject property. The appraiser reported the subject property is owner-occupied and the property rights appraised were fee simple interest. The purpose of the appraisal was to assist the client for an ad valorem tax assessment. In estimating the subject's market value, the appraiser utilized the sales comparison approach only.

Under the sales comparison approach, the appraiser selected five comparable sales of residential condominium units located outside the subject's condominium complex and within 0.90 of a mile from the subject property. The comparable sales are condo units ranging in size from 790 to 865 square feet of living area and are 69 years old. Each comparable has one bedroom, one bathroom, and sleeve air conditioning. Two comparables each have a deeded 1-car garage. The comparables sold in December 2019 for prices ranging from \$91,000 to \$95,000 or from \$106.94 to \$115.85 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices from \$81,800 to \$101,000. Based on this analysis, the appraiser concluded a value for the appraised property of \$92,000 as of January 1, 2021.

The appellant marked on the appeal petition that the subject is an owner-occupied residence.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,699. The subject's assessment reflects a market value of \$186,990, 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 further disclosed no equalization factor was applied in Lake View Township for the 2022 tax year.

In support of its contention of the correct assessment the board of review submitted a sales analysis prepared by Lilybeth Kafka, an analyst with the Cook County Board of Review. The analyst provided sales data on 161 comparables of residential units that sold in the subject's condominium property that contains a total of 873 units. The sales occurred from January 2019 to November 2022 for prices ranging from \$72,000 to \$425,000 with a total adjusted consideration of \$33,023,687. The board of review analysis indicated these 161 units had a 19.683% ownership interest in the condominium. The total adjusted consideration was then divided by the total percentage of interest of ownership in the condominium property for the units that sold to arrive at an indicated full value for the property of \$167,777,711. The analyst then applied the percentage of interest of ownership for the unit under appeal of .116% to arrive at a full value of \$194,622 and an assessment of \$19,462, 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's evidence also disclosed the subject unit under appeal sold for \$93,000 in April 2019 and subsequently sold in January 2020 for \$152,000. The subject unit's 2020 sale was included in the board of review's sales analysis. Based on this evidence the board of review requested confirmation of the subject's assessment.

The Property Tax Appeal Board takes judicial notice that the subject property was the subject matter of appeal before the Board for the 2021 tax year under Docket No. 21-39169. In this appeal, the Property Tax Appeal Board issued a decision lowering the total assessment of the subject property to \$15,200. The Property Tax Appeal Board takes also takes notice that 2021 was the first year of the triennial general assessment cycle for Lake View Township, Cook County.

### **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 a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2021 tax year of \$15,200 should be carried forward to the 2022 tax year subject only to equalization as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2021 tax year under Docket No. 21-39169 in which a decision was issued reducing the subject's total assessment to \$15,200. The record indicates that the subject property is an owner-occupied dwelling and that 2021 and 2022 tax years are within the same general assessment period. The record further indicates that no equalization factor was applied in Lake View Township for the 2022 tax year. Furthermore, the decision of the Property Tax Appeal Board for the 2021 tax year has not yet been reversed or modified upon review and there was no evidence the subject property recently sold establishing a different fair cash value. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior year's decision.

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: \_\_\_\_\_

May 20, 2025



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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