



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

APPELLANT: Stephen Rowinski
DOCKET NO.: 23-25097.001-R-1
PARCEL NO.: 22-28-213-005-0000

The parties of record before the Property Tax Appeal Board are Stephen Rowinski, 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 **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: \$7,962
IMPR.: \$41,398
TOTAL: \$49,360

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 two-story dwelling of masonry exterior construction with 4,027 square feet of living area. The dwelling is approximately 26 years old. Features of the home include a full basement, central air conditioning, a fireplace, 2 ½ bathrooms and a 2-car garage. The property has a 12,250 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-08 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 five equity comparables located within the subject's assessment neighborhood code and from .71 to 3.01 miles from the subject. The comparables are composed of class 2-08 two-story dwellings of masonry exterior construction, ranging in size from 3,872 to 4,647 square feet of living area.

The homes are approximately 25 to 35 years old. Each property has a partial or full basement, 2 or 3 full bathrooms, with two comparables having an additional 1 half bathroom, a fireplace, and a 2-car, 3-car or 4-car garage. Two homes feature central air conditioning. The comparables have improvement assessments that range from \$30,266 to \$56,117 or from \$6.74 to \$13.39 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$36,162 or \$8.98 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,546. The Board finds the correct 2023 total assessment for the subject is \$61,999, based on the Cook County Board of Review 2023 Assessment Valuation Notice, submitted by the appellant as evidence. The subject property has an improvement assessment of \$54,037 or \$13.42 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 located within the subject's assessment neighborhood code and subarea. The comparables are composed of class 2-08 two-story dwellings of frame and masonry, stucco, or masonry exterior construction ranging in size from 3,845 to 4,353 square feet of living area. The homes are 24 or 27 years old. Each property has a full basement, 2 to 4 full bathrooms, with two comparables having an additional 1 half bathroom, central air conditioning, one or two fireplaces, and a 2-car, 3-car or 3.5-car garage. The comparables have improvement assessments that range from \$39,527 to \$42,572 or \$9.78 to \$10.28 per square foot of living 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 evidence in the record supports a reduction in the subject's assessment is warranted.

The parties submitted a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives reduced weight to appellant's comparables #2, #3, #4, and #5 which differ significantly from the subject in age, dwelling size, lot size, lack of central air, and/or are located more than a mile from the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and the board of review's comparables which are more similar to the subject in dwelling size, age, location, parcel size, basement and other features. The comparables have improvement assessments that range from \$30,266 to \$42,572 or from \$6.74 to \$10.28 per square foot of living area. The subject's improvement assessment of \$54,037 or \$13.42 per square foot of living area falls above the range established by the best comparables in the record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the

subject, the Board 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.



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: June 16, 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

Stephen Rowinski, 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