



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

APPELLANT: Christoph Stokowski
DOCKET NO.: 23-40910.001-R-1
PARCEL NO.: 13-05-216-007-0000

The parties of record before the Property Tax Appeal Board are Christoph Stokowski, the appellant, by attorney Kyle Gordon Kamego, of Robert H. Rosenfeld & Associates, LLC in Northbrook, 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: \$7,500
IMPR.: \$32,007
TOTAL: \$39,507

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 2,724 square feet of living area and which is approximately 74 years old.¹ Features include a full basement, central air conditioning, 2½ bathrooms, and a one-car garage. The property has a 3,750 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The subject property was also presented in Docket No. 22-37623 in which the parties agreed the dwelling was 74 years old. In this 2023 tax year appeal, the board of review reported the dwelling is 73 years old while the appellant reported the home is now 75 years old. The Board finds the best description is that the dwelling is approximately 74 years old.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same neighborhood code as the subject and within .2 of a mile from the subject. The comparables consist of class 2-06 two-story dwellings of masonry exterior construction which range in age from 81 to 99 years old. The dwellings range in size from 2,489 to 2,716 square feet of living area. Features include a full or partial basement, 2 or 2½ bathrooms, central air conditioning, and comparable #4 has two fireplaces. Two comparables have 1.5-car and 2-car garages, respectively. The comparables have improvement assessments ranging from \$26,500 to \$31,696 or from \$10.02 to \$11.67 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$30,209 or \$11.09 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 \$40,760. The subject property has an improvement assessment of \$33,260 or \$12.21 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 in the same neighborhood code as the subject and two of which are in the subarea of the subject. The comparables consist of class 2-06 two-story dwellings of frame or masonry exterior construction which range in age from 78 to 98 years old. The dwellings range in size from 2,241 to 2,366 square feet of living area. The comparables have full or partial basements, central air conditioning, 2 to 4½ bathrooms, and three comparables have two-car garages. The comparables have improvement assessments ranging from \$27,771 to \$32,702 or from \$12.39 to \$14.34 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the board of review comparables, due to substantial differences in in dwelling size of approximately 13% to more than 17%, when compared to the subject dwelling.

The Board finds the best evidence of assessment equity in the record consists of the appellant's comparables, which, but for significantly older ages, are similar to the subject in classification, story height, exterior construction, dwelling size, foundation type, and some features.

Adjustments to best comparables are necessary for variations in age, bathroom count, fireplace amenity, and/or garage amenity/capacity. The best comparables on this limited record have improvement assessments ranging from \$26,500 to \$31,696 or from \$10.02 to \$11.67 per square foot of living area. The subject's improvement assessment of \$33,260 or \$12.21 per square foot of living area is above the range of the best comparables on this record both in terms of overall improvement assessment and on a per-square-foot of living area basis, which is somewhat logical given the subject's newer age of approximately 74 years old.

Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject to make the comparables more similar to the subject, the Board finds the appellant established 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.

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: July 15, 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

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