



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

APPELLANT: Amber Stanze
DOCKET NO.: 23-49943.001-R-1
PARCEL NO.: 13-12-107-018-0000

The parties of record before the Property Tax Appeal Board are Amber Stanze, 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: \$12,000
IMPR.: \$30,000
TOTAL: \$42,000

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 2-story dwelling of frame exterior construction with 1,946 square feet of living area. The dwelling is approximately 70 years old. Features include a slab foundation. 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 2-05 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. The comparables are improved with 2-story, class 2-05 dwellings of frame exterior construction ranging in size from 1,790 to 1,962 square feet of living area. The homes range in age from 68 to 79 years old. One comparable has a full basement and four comparables each have a slab foundation. Two

comparables each have central air conditioning. Three comparables each have two fireplaces. Three comparables each have a 1-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$24,000 to \$30,872 or from \$12.95 to \$15.74 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$29,365.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,024. The subject property has an improvement assessment of \$33,024 or \$16.97 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables¹ located within the subject's assessment neighborhood. Comparables #2, #3, and #4 are improved with 2-story, class 2-05 dwellings of frame or masonry exterior construction ranging in size from 1,720 to 1,988 square feet of living area. The homes range in age from 68 to 71 years old. Each comparables has a full basement and central air conditioning. The three comparables have improvement assessments ranging from \$33,904 to \$36,000 or from \$17.10 to \$19.71 per square foot of living area. The board of review asserts the assessed values per square foot for the submitted comparables support the subject's 2023 assessed value as equitable.

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

The parties submitted eight suggested comparables for the Board's consideration, one of which is common to both parties. The Board gives less weight to the appellant's comparables #1, #2, and #4, as well as board of review comparables #2, #3, and #4, which are less similar to the subject in dwelling size than other comparables in this record and/or have central air conditioning, which the subject lacks.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #5, as well as board of review comparable #1, which includes common comparable. These two comparables are overall most similar, if not identical, to the subject in location, design/class, age, dwelling size, foundation type, and features. The two best comparables have improvement assessments of \$30,533 and \$30,872 or \$15.69 and \$15.74 per square foot of living area, respectively. The subject's improvement assessment of \$33,024 or \$16.97 per square foot of

¹ The Board finds that board of review comparable #1 to be the same property as the appellant's comparable #3 as they each have the same property index number, physical address, and most property characteristics. However, the parties disagree slightly on the comparable's age.

living area falls above the two best comparables in this record and appears to be excessive. After considering adjustments to the two best comparables for differences when compared to 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.



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 21, 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

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