



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

APPELLANT: Roberto Estela
DOCKET NO.: 14-00750.001-R-1
PARCEL NO.: 07-25-105-015

The parties of record before the Property Tax Appeal Board are Roberto Estela, the appellant, by attorney James Pollard of James A. Pollard, P.C. in Grayslake; and the Lake 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 **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$9,893
IMPR.: \$40,937
TOTAL: \$50,830

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2014 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 one-story dwelling of frame construction with 1,104 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full basement, central air conditioning and a detached garage with 792 square feet of building area. The property has an 8,138 square foot site and is located in Park City, Warren Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables improved with one-story dwellings that ranged in size from 864 to 1,232 square feet of living area. The dwellings ranged in age from 22 to 58 years old. Two comparables had basements, two comparables had central air conditioning and each comparable had a garage ranging in size from 440 to 624 square feet of building area. The comparables had

improvement assessments that ranged from \$24,639 to \$35,626 or from \$26.49 to \$28.92 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$32,909.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,830. The subject property has an improvement assessment of \$40,937 or \$37.08 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 improved with one-story dwellings of frame construction that had either 1,008 or 1,104 square feet of living area. The dwellings were constructed from 1992 to 1994. Each comparable had a basement with one being finished, central air conditioning and a garage with either 440 or 576 square feet of building area. These properties had improvement assessments ranging from \$38,121 to \$44,536 or from \$37.76 to \$40.34 per square foot of living area. The board of review requested the subject's assessment be confirmed.

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

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #3 as well as the comparables #1, #3 and #4 submitted by the board of review. These comparables were similar to the subject in age, size and features. These properties had improvement assessments that ranged from \$26.49 to \$38.04 per square foot of living area. The subject's improvement assessment of \$37.08 per square foot of living area falls within the range established by the best comparables in this record. Little weight was given appellant's comparable #2 due to differences from the subject in size, age and features as this comparable had no basement. Less weight was given board of review comparable #2 due to the fact this comparable had finished basement area whereas the subject property had an unfinished basement. Based on this record 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.



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 22, 2016



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 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 the subsequent year 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.

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.