



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

APPELLANT: Daniel Dreesen & Alina Pak
DOCKET NO.: 14-00823.001-R-1
PARCEL NO.: 15-21-410-005

The parties of record before the Property Tax Appeal Board are Daniel Dreesen & Alina Pak, the appellants; 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: \$27,760
IMPR.: \$119,867
TOTAL: \$147,627

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 two-story dwelling of frame construction with 3,001 square feet of living area.¹ The dwelling was constructed in 1998. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 483 square foot garage. The property has an 18,890 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellants contend assessment inequity as the basis of the appeal. In support of this argument the appellants submitted information on 10 equity comparables. The comparables had improvement assessments ranging from \$92,859 to \$129,757 or from \$34.93 to \$43.24 per square foot of living. The comparables had land assessments ranging from \$2.55 to \$4.24 per square foot of land area.

¹ The board finds the best evidence of the subject's size is the subject's property record card submitted by the board of review.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$147,627. The subject property has an improvement assessment of \$119,867 or \$39.94 per square foot of living area and a land assessment of \$2.55 per square foot of land area. In support of its contention of the correct assessment the board of review submitted information on eight equity comparables, one of which was also used by the appellants. The comparables had improvement assessments ranging from \$114,634 to \$133,031 or from \$38.20 to \$44.33 per square foot of living. The comparables had land assessments ranging from \$2.16 to \$4.23 per square foot of land area.

Conclusion of Law

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

Both parties submitted comparables that were very similar to the subject in most respects. All of the comparables had improvement assessments that ranged from \$34.93 to \$44.33 per square foot of living area. The subject's improvement assessment of \$39.94 per square foot of living area falls within the range established by the comparables in this record. Further, the comparables had land assessments ranging from \$2.16 to \$4.24. The subject's land assessment of \$2.55 per square foot of land area is within and at the lower end of the established range. Therefore, no reduction in the land assessment is warranted. Based on this record the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement and/or land were inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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.