



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

APPELLANT: Santana Fernandes  
DOCKET NO.: 14-01240.001-R-1  
PARCEL NO.: 07-35-203-032

The parties of record before the Property Tax Appeal Board are Santana Fernandes, the appellant, by attorney Herbert Holzman, of Tax Appeals Lake County in Lake Zurich; 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:** \$11,707  
**IMPR.:** \$39,846  
**TOTAL:** \$51,553

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 part one-story and part two-story single family dwelling of frame exterior construction with 1,564 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full unfinished basement, central air conditioning and a two-car garage containing 420 square feet of building area. The property has a 7,405 square foot site and is located in Waukegan, Warren Township, Lake County.

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 in the same neighborhood and from .06 to .26 of a mile from the subject property. The comparables are improved with part one-story and part two-story single family dwellings and have varying degrees of similarity when compared to the subject. The dwellings each contain 1,564 square feet of living area and have improvement assessments ranging from

\$33,863 to \$37,883 or from \$21.65 to \$24.22 per square foot of living area. The appellant requested the total assessment be reduced to \$47,189.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$51,553. The subject property has an improvement assessment of \$39,846 or \$25.48 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 and from .04 to .13 of a mile from the subject property. One comparable was utilized by the appellant. The comparables are improved with part one-story and part two-story single family dwellings and have varying degrees of similarity when compared to the subject. The dwellings each contain 1,564 square feet of living area and have improvement assessments ranging from \$37,702 to \$43,526 or from \$24.11 to \$27.83 per square foot of living area. The board of review requested that the 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 parties submitted eight equity comparables for the Board's consideration. The appellant's comparable #5 is also the board of review's comparable #2. The Board gave less weight to the board of review's comparable #4 due to lack of a basement when compared to the subject's full basement. The Board finds the remaining comparables were identical in dwelling and basement size and have varying degrees of similarity when compared to the subject in location, age and features. The comparables had improvement assessments ranging from \$21.65 to \$27.83 per square foot of living area. The subject's improvement assessment of \$25.48 per square foot of living area falls within the range established by the best comparables in this record. 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



Acting 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: August 19, 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.