



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

APPELLANT: Laura Rodgers  
DOCKET NO.: 15-01768.001-R-1  
PARCEL NO.: 01-36-203-025

The parties of record before the Property Tax Appeal Board are Laura Rodgers, the appellant, by attorney Gregory Riggs, 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:** \$13,157  
**IMPR.:** \$78,959  
**TOTAL:** \$92,116

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 2015 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 exterior construction with 3,018 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning and a 1,408 square foot garage. The property has a 35,872 square foot site and is located in Lake Villa, Lake Villa Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The appellant did not contest the land assessment. In support of this argument, the appellant submitted information on five equity comparables located from 1.3 to 3.8 miles from the subject property. The comparables are improved with one, part 1-story and part 1.5 story dwelling and four, 2-story dwellings of frame exterior construction ranging in size from 2,720 to 3,348 square feet of living area. The dwellings were constructed from 1985 to 1992. Four comparables have an unfinished basement and a fireplace. Each comparable has central air conditioning and an attached garage

ranging in size from 462 to 1,644 square feet of building area. One comparable has an additional 660 square foot detached garage. The comparables have improvement assessments ranging from \$67,768 to \$77,785 or from \$21.59 to \$25.86 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,116. The subject property has an improvement assessment of \$78,959 or \$26.16 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted five equity comparables, three of which were also submitted by the appellant. These properties were located from 1.298 to 2.773 miles from the subject property. The comparables consist of two-story dwellings of frame exterior construction ranging in size from 2,641 to 3,431 square feet of living area. The dwellings were constructed from 1985 to 1999. Four of the comparables have basements, one of which has finished area. Each comparable has central air conditioning, three comparables have a fireplace and each comparable has a garage ranging in size from 462 to 1,809 square feet of building area. The comparables have improvement assessments ranging from \$70,257 to \$101,587 or from \$21.59 to \$31.29 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 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted seven equity comparables for the Board's consideration which includes the parties three common comparables. The Board gave less weight to appellant's comparable #4 along with board of review comparable #5 due to their dissimilar styles when compared to the subject. The Board also gave less weight to appellant's comparable # 5 which is board of review comparable #3 due to its lack of a basement when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties remaining two common comparables along with appellant's comparable #3 and the board of review comparable #2. These four comparables are more similar to the subject in location, dwelling size, age and most features. These comparables had improvement assessments ranging from \$67,768 to \$101,587 or from \$22.72 to \$29.61 per square foot of living area. The subject has an improvement assessment of \$78,959 or \$26.16 per square foot of living area, which falls within the range established by the more similar comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported.

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 no reduction in the subject's assessment is 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. 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.

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Chairman



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Member



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Member



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Member



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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: May 21, 2019



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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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