



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

APPELLANT: Israel Levy
DOCKET NO.: 15-01876.001-R-1
PARCEL NO.: 16-19-200-010

The parties of record before the Property Tax Appeal Board are Israel Levy, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin, PC, in Chicago; 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: \$186,376
IMPR.: \$502,598
TOTAL: \$688,974

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 part one-story and part two-story dwelling of wood siding exterior construction that has 9,066 square feet of living area. The dwelling was built in 2001. Features include a 7,798 square foot basement with 7,000 square feet of finished area, central air conditioning, three fireplaces, a swimming pool and two attached garages totaling 1,800 square feet of building area. The subject property is located in West Deerfield Township, Lake County, Illinois.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity claim, the appellant submitted three assessment comparables located in the subject's assessment neighborhood. The comparables had varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$385,727 to \$471,036 or from \$43.01 to \$52.71 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 subject's final assessment of \$688,974. The subject property has an improvement assessment of \$502,598 or \$55.44 per square foot of living area.

In support of its assessment, the board of review submitted three assessment comparables located in the subject's assessment neighborhood. The comparables had varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$467,446 to \$569,390 or from \$52.32 to \$54.98 per square foot of living area. The board of review argued subject has a larger finished basement than the comparables. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer argued 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.

The parties presented six assessment comparables for the Board's consideration. The comparables had varying degrees of similarity when compared to the subject in location, design, age and dwelling size. However, all of these comparables had smaller basements with less finished area, inferior to the subject. They have improvement assessments ranging from \$385,727 to \$569,390 or from \$43.01 to \$54.98 per square foot of living area. The subject property has an improvement assessment of \$502,598 or \$55.44 per square foot of living area, which falls within the range on an overall basis, but slightly greater on a per square foot basis. After considering any necessary adjustments to the comparables for differences to the subject, such as their smaller basements with less finished area, the Board finds the subject's improvement assessment is justified and no reduction in warranted.

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



Acting 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: _____

May 19, 2017



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.