



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

APPELLANT: Diane Scardino
DOCKET NO.: 15-02265.001-R-1
PARCEL NO.: 01-25-406-031

The parties of record before the Property Tax Appeal Board are Diane Scardino, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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: \$20,767
IMPR.: \$44,506
TOTAL: \$65,273

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 one-story dwelling of frame construction with 994 square feet of living area. The dwelling was constructed in 1960. Features of the home include a fireplace and a full basement with 745 square feet of finished area. The property has a 10,454 square foot site and is located in Antioch, Antioch Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that were located from 0.28 to 0.38 of a mile from the subject property. The comparables are improved with one-story dwellings of frame or brick construction. The dwellings were constructed from 1950 to 1958 and contain from 860 to 1,113 square feet of living area. Each comparable has a full basement; one comparable has central air conditioning and a fireplace; and three comparables have garages. The comparables have improvement assessments ranging from \$25,571 to

\$32,974 or from \$22.97 to \$32.59 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$49,334.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,273. The subject property has an improvement assessment of \$44,506 or \$44.77 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables. However, board of review comparables #1 and #3 are actually the same property. Comparable #1 is a one-story dwelling of frame construction that is located 0.056 of a mile from the subject property. Comparable #1 contains 1,010 square feet of living area and was constructed in 1960. Features include a full basement with 808 square feet of living area, central air conditioning, a fireplace and a 460 square foot garage. Comparable #2 is a split-level dwelling of frame construction and is located 0.162 of a mile from the subject property. Comparable #2 contains 1,100 square feet of living area and was constructed in 1960. Features include an 1,100 square foot lower level with 880 square feet of finished area. Comparables #1 and #2 have improvement assessments of \$48,353 and \$47,503 or \$47.87 and \$43.18 per square foot of living area, respectively. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 presented assessment data on a total of six suggested comparables. The Board gave reduced weight to the appellant's comparable #4 and board of review comparable #2. The appellant's comparable #4 differed from the subject in exterior construction, and board of review comparable #2 differed in design. The Board finds the best evidence of assessment equity to be board of review comparable #1 and the appellant's comparables #1 through #3. These comparables were one-story frame dwellings like the subject and were also very similar in location, age and living area. These comparables had improvement assessments that ranged from \$22.97 to \$47.87 per square foot of living area. The subject's improvement assessment of \$44.77 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



Acting 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 21, 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.