



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

APPELLANT: Jay Homedi
DOCKET NO.: 15-03031.001-R-2
PARCEL NO.: 15-24-304-041

The parties of record before the Property Tax Appeal Board are Jay Homedi, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC, in Chicago; the Lake County Board of Review; and Adlai E. Stevenson H.S.D., the #125 intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz Nicholas Lifton & Taylor, in Chicago.

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: \$ 69,326
IMPR.: \$427,873
TOTAL: \$497,199

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 brick exterior construction that has 7,523 square feet of living area. The dwelling was built in 2003. Features include a full basement that is 80% finished, central air conditioning, seven fireplaces, a swimming pool and a 795 square foot attached garage. The subject property is located in Vernon 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 within 1.84 miles from the subject. The comparables have varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$231,072 to \$288,996 or from \$36.50 to \$41.81 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 \$497,199. The subject property has an improvement assessment of \$427,873 or \$56.88 per square foot of living area.

In support of the subject's assessment, the board of review submitted four assessment comparables located within .43 of a mile from the subject. The comparables have varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$345,522 to \$424,784 or from \$55.72 to \$58.90 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The intervenor submitted a brief addressing the appeal and three comparables to support its contention of the subject's correct assessment. These comparables were also utilized by the board of review. The comparables have varying degrees of similarity when compared to the subject. The comparables have improvement assessments ranging from \$345,522 to \$405,240 or from \$56.16 to \$58.90 per square foot of living area. Based on this evidence, the intervenor 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 failed to meet this burden of proof.

The record contains seven assessment comparables for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparables #1 and #2 are smaller in dwelling size when compared to the subject. Comparables #2 and #3 do not have basements, inferior to the subject, and are not located in close proximity to the subject. The Board gave less weight to comparables #1 and #2 submitted by the board of review, which were also intervenor comparables #1 and #3. These comparable are smaller in dwelling size when compared to the subject. The Board finds comparables #3 and #4 submitted by the board of review, which includes intervenor comparable #2, are most similar when compared to the subject in location, design, age, dwelling size and features. They have improvement assessments of \$405,240 and \$424,784 or \$55.72 and \$56.95 per square foot of living area. The subject property has an improvement assessment of \$427,873 or \$56.88 per square foot of living area, which falls between the most similar assessment comparables contained in the record on a per square foot basis. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Therefore, no reduction in the subject's assessment is 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



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:

August 18, 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.