



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

APPELLANT: Tammy Parashos  
DOCKET NO.: 15-04050.001-R-1  
PARCEL NO.: 15-25-200-031

The parties of record before the Property Tax Appeal Board are Tammy Parashos, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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:** \$71,770  
**IMPR.:** \$181,412  
**TOTAL:** \$253,182

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 2-story dwelling of brick construction with 4,188 square feet of living area. The dwelling was constructed in 1988. Features of the dwelling include a partially finished basement, central air conditioning, a fireplace and a 792 square foot garage. The property has a 44,837 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables. These comparables are described as 2-story dwellings of frame construction on crawl-space foundations. They were built in 1981 or 1985 and range in size from 3,604 to 4,307 square feet of living area. The comparables feature central air conditioning, 2 fireplaces and garages that range in size from 484 to 682 square feet of building area. They are located a distance of .69 to 1.21 miles from the

subject. They have improvement assessments ranging from \$104,243 to \$154,246 or from \$28.10 to \$35.81 per square foot of living area. The appellant requested the improvement assessment be reduced to \$137,059 or \$32.73 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$253,182. The subject property has an improvement assessment of \$181,412 or \$43.32 per square foot of living area.

In support of this argument the board of review submitted information on six equity comparables. These comparables are described as 2-story dwellings of brick, frame or Dryvit<sup>®</sup> construction built between 1977 and 1992. They range in size from 4,172 to 4,994 square feet of living area. They feature basements, four with finished area, central air conditioning, 1-3 fireplaces and garages that range in size from 720 to 1,125 square feet of building area. They are located a distance of .14 to .87 of a mile from the subject. They have improvement assessments ranging from \$182,549 to \$219,772 or from \$43.62 to \$46.17 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 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 nine equity comparables for the Board's consideration. The Board gave less weight to appellant's comparables based on their crawl-space foundations as compared to the subject's partially finished basement. The Board also gave less weight to board of review comparables #1, #2 and #3 based on their significantly larger dwelling size and/or unfinished basements as compared to the subject's partially finished basement. The Board finds the best evidence of assessment equity to be board of review comparables #4, #5 and #6. These comparables were most similar to the subject in location, style, age, dwelling size and most features. These comparables had improvement assessments that ranged from \$45.51 to \$46.17 per square foot of living area. The subject's improvement assessment of \$43.32 per square foot of living area falls below 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: 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.