



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

APPELLANT: Michael & Mary Schaeffges  
DOCKET NO.: 16-04697.001-R-1  
PARCEL NO.: 14-23-301-054

The parties of record before the Property Tax Appeal Board are Michael & Mary Schaeffges, the appellants, by attorney Ryan Schaeffges of the Law Office of Ryan Schaeffges, P.C. in Wheeling; 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:** \$55,844  
**IMPR.:** \$177,144  
**TOTAL:** \$232,988

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2016 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 with 4,026 square feet of living area. The dwelling was constructed in 2004. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 967 square foot garage. The property has a 74,946 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellants contend assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity argument, the appellants submitted information on three equity comparables located within two blocks of the subject property. The comparables were improved with two-story dwellings of brick exterior construction ranging in size from 3,918 to 4,076 square feet of living area. The dwellings were constructed in 1987 or 1988. Each comparable has an unfinished basement, central air conditioning, one or three fireplaces and a garage ranging in size from 792 to 910 square feet of building area. The

comparables have improvement assessments ranging from \$159,657 to \$163,605 or from \$40.04 to \$40.81 per square foot of living area. Based on this evidence, the appellants requested a reduction in the subject's building assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,988. The subject property has an improvement assessment of \$177,144 or \$44.00 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, as comparables #2 and #4 are the same property. The comparables are located within .528 of a mile from the subject. The comparables are improved with two-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 4,169 to 5,577 square feet of living area. The dwellings were built from 1996 to 2007. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 837 to 936 square feet of building area. The comparables have improvement assessments ranging from \$178,522 to \$246,386 or from \$42.82 to \$44.18 per square feet of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellants contend 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted six suggested equity comparables for the Board's consideration. The Board gave less weight to the comparables submitted by the appellants which are older when compared to the subject. The Board also gave less weight to board of review comparable #3 due to its larger dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be the remaining two board of review comparables. These comparables are similar in location, dwelling size, design, age and most features when compared to the subject. These comparables had improvement assessments of \$178,522 and \$185,085 or \$42.82 and \$43.01 per square foot of living area. The subject property has an improvement assessment of \$177,144 or \$44.00 per square foot of living area, which falls below the best comparables in this record in terms of overall value, but slightly above on a price per square foot basis. Due to economies of scale, accepted real estate valuation theory provides, all factors being equal, as the size of a property increase, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Due to the subject's smaller size, its superior number of bathrooms and its larger garage size, the square foot value as reflected by the subject's assessment is well supported. Based on this record, the Board finds the

appellants 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: April 23, 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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COUNTY

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