



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

APPELLANT: CSMA BLT, LLC  
DOCKET NO.: 17-01189.001-R-1  
PARCEL NO.: 06-18-430-018

The parties of record before the Property Tax Appeal Board are CSMA BLT, LLC, 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:** \$5,379  
**IMPR.:** \$34,346  
**TOTAL:** \$39,725

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 2017 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 vinyl-sided dwelling on a crawl-space foundation. The dwelling was constructed in 1976 and contains 1,448 square feet of living area. The subject features central air conditioning and a 484 square foot garage. The property site contains 4,536 square feet of land area and is located in Round Lake Beach, Avon Township, Lake County.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on eight equity comparables having the same neighborhood code as the subject.<sup>1</sup> The comparables are described as two-story dwellings with vinyl-siding or brick exterior construction. They were built from 1920 to 1977 and range in size from 1,300 to 1,646 square feet of living area. Four comparables feature unfinished basements, three feature central air conditioning, three have fireplaces and three have garages.

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<sup>1</sup> Appellant's comparables #3 and #8 are the same property.

The comparables have improvement assessments ranging from \$13,003 to \$25,563 or from \$10.00 to \$15.91 per square foot of living area.<sup>2</sup> Based on this evidence the appellant requested the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,725. The subject property has an improvement assessment of \$34,346 or \$23.72 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on eight equity comparables having the same neighborhood code as the subject. They are described as two-story vinyl-sided dwellings. The dwellings were built from 1975 to 1977. Each contains 1,448 square feet of living area on a crawl-space foundation. Each comparable has central air conditioning, four have garages and one has a fireplace. The comparables have improvement assessments ranging from \$30,415 to \$34,888 or from \$21.00 to \$24.09 per square foot of living area. Based on this evidence the board of review asked for 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 improvement assessment information on 16 equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 through #8 based on superior basements as compared to the subject's crawl-space foundation and/or older dwellings than the subject. Despite some differences with the subject regarding features, the Board gives more weight to the appellant's comparable #9 and to the board of review comparables which are similar to the subject in location, dwelling size, exterior construction, style and age. These comparables have improvement assessments ranging from \$14.73 to \$24.09 per square foot of living area. The subject's improvement assessment of \$23.72 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the comparables for differences with the subject, 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.

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<sup>2</sup> The appellant did not provide the Building Assessed Value for comparable #4 but did provide the Building Value per AGLA Assessed Value.

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.



Chairman



Member



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: April 21, 2020



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

CSMA BLT, LLC, by attorney:  
Abby L. Strauss  
Schiller Strauss & Lavin PC  
33 North Dearborn  
Suite 1130  
Chicago, IL 60602

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085