



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

APPELLANT: Julie Pluss
DOCKET NO.: 17-03174.001-R-1
PARCEL NO.: 16-25-318-017

The parties of record before the Property Tax Appeal Board are Julie Pluss, 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: \$64,916
IMPR.: \$171,626
TOTAL: \$236,542

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 dwelling of brick exterior construction with 2,998 square feet of living area. The dwelling was constructed in 1988. Features of the home include a partially finished full basement, central air conditioning, a fireplace and a 495 square foot attached garage. The property has a 7,264 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment has not been challenged. In support of this argument the appellant submitted information on three equity comparables located within 0.49 of a mile from the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction that range in size from 2,862 to 3,473 square feet of living area. The homes were built from 1964 to 1995. Each comparable has an unfinished basement, central air conditioning, one

fireplace and a garage ranging in size from 483 to 622 square feet of building area. The comparables have improvement assessments that range from \$144,678 to \$186,055 or from \$45.77 to \$53.57 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$149,790 or \$49.96 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 \$236,542. The subject property has an improvement assessment of \$171,626 or \$57.25 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 located within approximately 0.41 of a mile from the subject property. The comparables are improved with two-story dwellings of brick or Dryvit exterior construction that range in size from 2,800 to 3,358 square feet of living area. The homes were built from 1949 to 1994. Comparables #2 and #3 have effective ages of 1981 and 1987 respectively. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 537 to 690 square feet of building area. The comparables have improvement assessments that range from \$167,511 to \$187,765 or from \$55.80 to \$59.86 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 a reduction in the subject's assessment is not warranted.

The parties submitted six comparables for the Board's consideration. The Board gave reduced weight to the appellant's comparables along with board of review comparable #3 due to their unfinished basements when compared to the subject's finished basement. Additionally, appellant's comparable #3 is older in age relative to the subject. The Board finds the best evidence of assessment equity to be board of review comparables #1 and #2 which are most similar to the subject in location, design, dwelling size, age, basement finish and most features. These comparables have improvement assessments of \$167,511 and \$167,612 or \$55.80 and \$59.86 per square foot of living area. The subject has an improvement assessment of \$171,626 or \$57.25 per square foot of living area, which is slightly above the best comparables on an overall basis and between the best comparables on a per square foot basis. After considering adjustments to the comparables for difference with the subject, the Board finds the evidence in this record 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. 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: July 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

Julie Pluss, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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