



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

APPELLANT: Kevin Ragan
DOCKET NO.: 17-03622.001-R-1
PARCEL NO.: 11-08-301-006

The parties of record before the Property Tax Appeal Board are Kevin Ragan, 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: \$74,585
IMPR.: \$197,602
TOTAL: \$272,187

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 wood siding exterior construction with 3,464 square feet of living area. The dwelling was constructed in 1994. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 760 square foot garage. The property has a 16,050 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same neighborhood as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 3,819 to 3,890 square feet of living area. The dwellings were constructed in either 1993 or 1994. The comparables each feature an unfinished basement, central air conditioning, one or two fireplaces

and a garage ranging in size from 672 to 827 square feet of building area. The comparables have improvement assessments ranging from \$193,909 to \$200,969 or from \$50.72 to \$51.66 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 total assessment for the subject of \$272,187. The subject property has an improvement assessment of \$197,602 or \$57.04 per square foot of living area.

In response to the appeal, the board of review asserted that each of the appellant's comparables have inferior quality grades, larger dwellings and smaller basements when compared to the subject. The board of review provided property record cards of the appellant's comparables to support these claims. The board of review also provided a copy of the Multiple Listing Service (MLS) sheet and Property Detail Report associated with the September 2018 foreclosure sale of the appellant's comparable #1 which disclosed the property sold at auction for a price of \$472,500.¹

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same neighborhood as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 3,405 to 3,423 square feet of living area. The dwellings were built in either 1992 or 1993. The comparables each feature an unfinished basement, central air conditioning, one or two fireplaces and a garage containing 744 or 780 square feet of building area. In addition, one comparable has a 684 square foot inground swimming pool. The comparables have improvement assessments ranging from \$180,765 to \$199,224 or from \$52.81 to \$58.51 per square foot of living area. The board of review provided property record cards of the subject and its comparables. Based on this evidence, the board of review requested that the subject's assessment be sustained.

Conclusion of Law

The appellant 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 six suggested equity comparables for the Board's consideration. The Board gave less weight to the three comparables submitted by the appellant due to their larger dwelling sizes when compared to the subject. The Board also gave reduced weight to board of review comparable #3 as it has an inground swimming pool, unlike the subject.

¹ The Board gives no weight to the sale of the appellant's comparable #1 as it does not address the appellant's inequity argument.

The Board finds board of review comparables #1 and #2 are most similar to the subject in location, dwelling size, design, age and features. These two comparables have improvement assessments of \$52.81 and \$58.51 per square foot of living area. The subject property has an improvement assessment of \$57.04 per square foot of living area, which falls between the two best comparables in the 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 based on inequity 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

Kevin Ragan, 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