



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

APPELLANT: Keith Nam
DOCKET NO.: 17-03792.001-R-1
PARCEL NO.: 15-25-301-017

The parties of record before the Property Tax Appeal Board are Keith Nam, 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: \$92,526
IMPR.: \$105,986
TOTAL: \$198,512

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 3,543 square feet of living area. The dwelling was constructed in 1965. Features of the home include a crawl space foundation, central air conditioning, two fireplaces, a 725 square foot garage, a 512 square foot inground swimming pool and a 1,276 square foot frame pool enclosure. The property has a 57,935 square foot site and is located in Riverwoods, Vernon 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 brick or wood siding exterior construction ranging in size from 3,402 to 3,800 square feet of living area. The dwellings were constructed from 1956 to 1971.

Comparables #1 and #2 have effective ages of 1971 and 1972, respectively. One comparable has a concrete slab foundation, one comparable has a part concrete slab and part crawl space foundation and one comparable has a full basement with finished area. Each comparable features central air conditioning, two fireplaces and one or two garages that range in size from 465 to 1,080 square feet of building area. In addition, comparable #3 has an 800 square foot inground swimming pool. The comparables have improvement assessments ranging from \$67,434 to \$100,487 or from \$19.69 to \$26.44 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 \$198,512. The subject property has an improvement assessment of \$105,986 or \$29.91 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 located in the same neighborhood as the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction ranging in size from 3,411 to 3,686 square feet of living area. The comparables were built from 1957 to 1978. Comparables #3, #4, #5 and #7 have effective ages ranging from 1972 to 1976. One comparable has a crawl space foundation and seven comparables each have a partial basement with four having finished area. The comparables feature central air conditioning, seven comparables have one to three fireplaces and each comparable has one or two garages ranging in size from 440 to 1,200 square feet of building area. In addition, two comparables each have an inground swimming pool containing 570 or 612 square feet. The comparables have improvement assessments ranging from \$100,090 to \$136,247 or from \$29.10 to \$39.75 per square foot of living area. As part of its submission, 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 eleven suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #3, along with board of review comparables #1 through #5, #7 and #8 as each have a basement which differs from the subject's crawl space foundation.

The Board finds the appellant's comparables #1 and #2, along with board of review comparable #6 are similar to the subject in location, dwelling size, design, foundation and age, though each comparable lacks an inground swimming pool and pool enclosure, both features of the subject.

These comparables have improvement assessments ranging from \$19.69 to \$33.09 per square foot of living area. The subject property has an improvement assessment of \$29.91 per square foot of living area, which falls within the range established by the most similar 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: June 16, 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

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