



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

APPELLANT: Sandy Lippe
DOCKET NO.: 17-03917.001-R-1
PARCEL NO.: 16-21-207-006

The parties of record before the Property Tax Appeal Board are Sandy Lippe, 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: \$105,515
IMPR.: \$208,686
TOTAL: \$314,201

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 one-story dwelling of brick exterior construction with 3,409 square feet of living area. The dwelling was constructed in 1990. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 483 square foot attached garage. The property is located in Highland Park, West Deerfield Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The land assessment was not challenged. In support of this argument the appellant submitted information on three equity comparables located within 0.19 of a mile from the subject property. The comparable sites are improved with one-story dwellings of brick exterior construction that range in size from 2,956 to 3,492 square feet of living area. The homes were built from 1990 to 1994. Each comparable has an unfinished basement, central air conditioning, one fireplace and an attached garage ranging in

size from 483 to 575 square feet of building area. The comparables have improvement assessments that range from \$137,097 to \$164,906 or from \$39.38 to \$48.44 per square foot of living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$258,965.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$314,201. The subject property has an improvement assessment of \$208,686 or \$61.22 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on seven equity comparables located within 0.17 of a mile from the subject property. The comparable sites are improved with one-story dwellings of brick exterior construction that range in size from 3,075 to 3,612 square feet of living area. The homes were built from 1990 to 1996. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and a garage ranging in size from 462 to 782 square feet of building area. The comparables have improvement assessments that range from \$223,506 to \$257,150 or from \$66.40 to \$72.68 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted ten comparables for the Board's consideration. The Board gives reduced weight to the appellant's comparable #2 which appears to be an outlier with respect to its building assessed value relative to other comparables in the record. The Board also gives less weight to the appellant's comparable #1 along with board of review comparables #2, #4, #5 and #7 which differ from the subject in dwelling size, newer age and/or finished basement area. The Board finds the best evidence of assessment equity to be appellant's comparable #3 and board of review comparables #1, #3 and #6 which are more similar to the subject in location, age, dwelling size and most features. The board of review comparable #1 is the most similar to the subject property being located on the subject's street and equal to the subject in age, dwelling size, basement, garage and bathroom count. These comparables had improvement assessments that ranged from \$164,906 to \$233,470 or from \$47.22 to \$68.49 per square foot of living area with comparable #1 having an improvement assessment of \$233,470 or \$68.49 per square foot of living area. The subject's improvement assessment of \$208,686 or \$61.22 per square foot of living area falls within the range established by the best comparables in this 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 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

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