



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

APPELLANT: Ginetta Mosconi
DOCKET NO.: 18-01925.001-R-1
PARCEL NO.: 16-14-301-014

The parties of record before the Property Tax Appeal Board are Ginetta Mosconi, 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 **a reduction** 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: \$50,419
IMPR.: \$60,840
TOTAL: \$111,259

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 2018 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 2,028 square feet of living area. The dwelling was constructed in 1940. Features of the home include an unfinished basement and one and one-half bathrooms. The property has a 10,950 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant through counsel contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on three suggested equity comparables located in the same neighborhood and within 0.21 of a mile from the subject property. The comparables were improved with two-story dwellings of wood siding exterior construction that range in size from 1,878 to 2,068 square feet of living area. The dwellings were built in 1920. Each comparable has an unfinished basement, bathrooms ranging from one and one-half to two and one-half, and two comparables each have a

detached garage containing either 308 or 400 square feet of building area. The comparables have improvement assessments that range from \$50,419 to \$59,257 or from \$26.15 to \$28.65 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$55,641 or \$27.44 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 \$122,166. The subject property has an improvement assessment of \$71,747 or \$35.38 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted property record cards and information on four suggested equity comparables located in the same neighborhood and within 0.453 of a mile from the subject property. The comparables were improved with two-story dwellings with wood siding or brick exterior construction ranging in size from 1,907 to 2,196 square feet of living area. The dwellings were built from 1920 to 1941. Each comparable has a basement with one comparable having finished area, bathrooms ranging from one and one-half to two and one-half, two comparables have central air conditioning, three comparables each have one or two fireplaces and three comparables each have a garage ranging in size from 225 to 420 square feet of building area. The comparables have improvement assessments that range from \$71,574 to \$82,321 or from \$35.69 to \$38.79 per square foot of living area. Based on this evidence, the board of review requested that the 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven comparables for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to significant differences in features. However, the Board gave less weight to the appellant's comparable #2 along with the board of review's comparables #3 and #4 based on their two and one-half baths when compared to the subject's one and one-half bath. Furthermore, the board of review's comparable #4 has a finished basement when compared to the subject's unfinished basement.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3 along with the board of review comparables #1 and #2. These comparables have varying degrees of similarity when compared to the subject in location, dwelling size and age. These comparables have improvement assessments that ranged from \$50,419 to \$82,116 or from \$26.15 to \$37.53 per square foot of living area. The subject's improvement assessment of \$71,747 or \$35.38 per square foot of living area falls within the range established by the best comparables in this record. However, after considering any necessary adjustments to the

comparables for differences in superior central air conditioning, fireplaces and/or garage features when compared to the subject, the Board finds the evidence demonstrates the subject's improvement assessment was inequitably assessed by clear and convincing evidence. The Board finds Appellant's comparable #1 is most similar to the subject in several respects and supports a reduction in the subject's assessment.

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:

November 17, 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

Ginetta Mosconi, 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