



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

APPELLANT: Ayoub Youshaei
DOCKET NO.: 18-01945.001-R-1
PARCEL NO.: 16-27-102-007

The parties of record before the Property Tax Appeal Board are Ayoub Youshaei, 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: \$44,794
IMPR.: \$71,336
TOTAL: \$116,130

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 one-story dwelling of brick exterior construction with 1,363 square feet of living area. The dwelling was constructed in 1957. Features of the home include a full basement with finished area, central air conditioning and a 252 square foot attached garage. The property has a 9,056 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 land assessment was not contested. In support of this argument the appellant submitted information on three equity comparables located from 0.28 to 0.46 of a mile from the subject property. The comparables were improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,080 to 1,631 square feet of living area. The dwellings were built from 1928 to 1951. All comparables have unfinished basements. Two

comparables have central air conditioning and two comparables have fireplaces. One comparable has a detached garage with 294 square feet of building area. The comparables have improvement assessments that range from \$40,564 to \$59,130 or from \$36.25 to \$37.56 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$50,053 or \$36.72 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 \$116,130. The subject property has an improvement assessment of \$71,336 or \$52.34 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located from 0.07 to 0.472 of a mile from the subject property. The comparables were improved with one-story dwellings of brick or wood siding exterior construction that were built between 1926 and 1965 and range in size from 1,246 to 1,472 square feet of living area. The comparables were built from 1926 to 1965. Each comparable has a basement with finished area and central air conditioning. Three comparables have a fireplace and three comparables have garages that range in size from 216 to 462 square feet of building area. The comparables have improvement assessments that range from \$65,740 to \$81,053 or from \$50.57 to \$57.82 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 seven suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables as they lacked basement finish area which is present in the subject property. The Board also gave less weight to the board of review comparable #1 due to its older age relative to other submitted comparables.

The Board finds the best evidence of assessment equity to be the board of review comparables #2, #3 and #4. These comparables are more similar in location, age, dwelling size and basement finished area when compared to the subject. These comparables had improvement assessments that ranged from \$65,740 to \$72,732 or from \$50.57 to \$57.82 per square foot of living area. The subject's improvement assessment of \$71,336 or \$52.34 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: May 26, 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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