



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

APPELLANT: Lizzeth Diaz
DOCKET NO.: 18-02220.001-R-1
PARCEL NO.: 04-21-112-020

The parties of record before the Property Tax Appeal Board are Lizzeth Diaz, the appellant, by attorney Sreeram Natarajan of Natarajan Worstell 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: \$3,561
IMPR.: \$32,031
TOTAL: \$35,592

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 wood siding exterior construction with 1,281 square feet of living area. The dwelling was constructed in 1956. Features of the home include an unfinished full basement, central air conditioning and a 576 square foot garage. The property has a 7,395 square foot site and is located in Zion, Zion Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located within the same assessment neighborhood as the subject and from .03 to .79 of a mile from the subject property. The comparables consist of one-story dwellings of wood siding exterior construction ranging in size from 1,258 to 1,504 square feet of living area. The dwellings were built from 1956 to 1963. Four comparables have partial or full unfinished basements. Two comparables have central air conditioning and four comparables each have a

garage ranging in size from 352 to 760 square feet of building area. The comparables have improvement assessments that range from \$19,029 to \$26,064 or from \$13.55 to \$17.36 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$20,176 or \$15.75 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 \$35,592. The subject property has an improvement assessment of \$32,031 or \$25.00 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 within the same assessment neighborhood as the subject and from .143 to .773 of a mile from the subject property. The comparables consist of one-story dwellings of brick or wood siding exterior construction ranging in size from 1,249 to 1,286 square feet of living area. The dwellings were built from 1963 to 1970. Each comparable features a partial or full unfinished basement and a garage ranging in size from 308 to 528 square feet of building area. Three comparables have central air conditioning and one comparable has two fireplaces. The comparables have improvement assessments that range from \$28,978 to \$33,435 or from \$22.98 to \$26.00 per square foot of living area. Based on this evidence, the board of review requested 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 no reduction in the subject's assessment is warranted.

The parties submitted nine suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables due to their larger dwelling sizes and/or lack either a garage or a basement unlike the subject. The Board gave less weight to board of review comparable #1 due to its newer dwelling age when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #2, #3 and #4. These comparables are more similar to the subject in dwelling size, design, age and features. The comparables have improvement assessments that range from \$22.98 to \$25.59 per square foot of living area. The subject's improvement assessment of \$25.00 per square foot of living area falls within the range established by the best comparables in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the evidence demonstrates the subject's improvement assessment is 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:

December 15, 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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