



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

APPELLANT: Allen Sutker
DOCKET NO.: 19-03661.001-R-1
PARCEL NO.: 16-21-402-020

The parties of record before the Property Tax Appeal Board are Allen Sutker, 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: \$109,599
IMPR.: \$373,853
TOTAL: \$483,452

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 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 2-story dwelling of brick exterior construction with 6,231 square feet of living area. The dwelling was constructed in 2008. Features of the home include a full basement with 2,200 square feet of finish area, central air conditioning, four fireplaces and an attached 891 square foot garage. The property has a 38,311 square foot site and is located in Highland Park, West Deerfield 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 property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 6,291 to 7,088 square feet of living area. The dwellings were built -from 1996 to 2013. Each comparable has a full unfinished basement, central air conditioning, two or three fireplaces and an attached garage that ranges in size from 696 to 1,333 square feet of building area. Comparable #4 is

also reporting a detached garage. The comparables have improvement assessments that range from \$252,143 to \$340,356 or from \$40.04 to \$51.83 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$281,485 or \$45.17 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 \$483,452. The subject property has an improvement assessment of \$373,853 or \$60.00 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted property record cards and a grid analysis of five suggested equity comparables located within the same assessment neighborhood as the subject property. The comparables are improved with one, 1.75-story dwelling and four, 2-story dwellings of brick or wood siding exterior construction ranging in size from 5,663 to 6,791 square feet of living area. The dwellings were built from 2005 to 2011. Each comparable has a full basement with one comparable having 3,125 square feet of finished area, central air conditioning, two or three fireplaces and an attached garage that ranges in size from 838 to 1016 square feet of building area. Two comparables have an in-ground swimming pool. The comparables have improvement assessments ranging from \$349,389 to \$411,799 or from \$59.01 to \$61.70 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayers contend 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 nine suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #3 based on the larger dwelling size when compared to the subject. The Board gave less weight to the appellant's comparable #4 for the comparables' additional detached garage when compared to the subject. The Board gave less weight to the board of review comparables #2 and #4 based on their in-ground swimming pool when compared to the subject.

The Board finds the best evidence of assessment equity are the appellant's comparables #1 and #2 along with by the board of review comparables #1, #3 and #5. These comparables have varying degrees of similarity when compared to the subject in location, dwelling size, age, and features. These comparables have improvement assessments ranging from \$252,143 to \$406,322 or from \$40.04 to \$61.70 per square foot of living area. The subject's improvement assessment of \$373,853 or \$60.00 per square foot of living area falls within the range established by the best 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 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: September 21, 2021



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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COUNTY

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