



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

APPELLANT: Joshua Runkle
DOCKET NO.: 19-03710.001-R-1
PARCEL NO.: 16-10-322-007

The parties of record before the Property Tax Appeal Board are Joshua Runkle, 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: \$54,531
IMPR.: \$65,277
TOTAL: \$119,808

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 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 one-story dwelling of wood siding and brick exterior construction with 1,519 square feet of living area. The dwelling was constructed in 1957 and is approximately 62 years old. Features of the home include a full unfinished basement, central air conditioning and an attached garage with 368 square feet of building area. The property has approximately 14,400 square foot site and is located in Highland Park, Moraine 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 four suggested equity comparables located from 0.15 to 0.46 of a mile from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,540 to 1,933 square feet of living area. The dwellings range in age from 62 to 68 years old. Each comparable has a full unfinished basement, central air conditioning and either an attached or a detached garage ranging in size from 368 to 462 square feet of building area. One comparable has a fireplace. The comparables have improvement assessments that range from \$60,472 to \$75,511 or from \$38.82 to \$39.28 per square

foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$59,430 or \$39.12 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 \$119,808. The subject property has an improvement assessment of \$65,277 or \$42.97 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted the subject's property record card and a grid analysis of five suggested equity comparables located from 0.02 to 0.38 of a mile from the subject and within the same assessment neighborhood as the subject property. The comparables are improved with one-story dwellings of brick or wood siding exterior construction that are 1,519 or 1,921 square feet of living area. The dwellings are 62 or 63 years old.¹ Each comparable has a full basement with four having finished area. Each comparable has central air conditioning and an attached garage of 368 and 484 square feet of building area. One comparable has a fireplace. The comparables have improvement assessments ranging from \$63,227 to \$79,722 or from \$41.62 to \$52.48 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 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 nine suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 for their larger dwelling size when compared to the subject. The Board gave less weight to the board of review comparables #1, #2, #3 and #5 for these comparables have finished basements that the subject lacks.

The Board finds the best evidence of assessment equity are the appellant's comparables #3 and #4 along with the board of review comparable #4 as these comparables are similar when compared to the subject in age, dwelling size, and some features. These comparables have improvement assessments ranging from \$60,472 to \$73,815 or from \$39.27 to \$41.62 per square foot of living area. The subject's improvement assessment of \$65,277 or \$42.93 per square foot of living area falls within the range on a total improvement basis and slightly above on a square foot basis which is supported when considering adjustments to the best comparables for differences when compared to the subject. 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 assessment is not justified.

¹ Comparable #2 was built in 1956 and has an effective age of 1977.

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 17, 2022



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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