



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

APPELLANT: Warren Habib
DOCKET NO.: 19-03760.001-R-1
PARCEL NO.: 13-23-208-009

The parties of record before the Property Tax Appeal Board are Warren Habib, 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: \$69,656
IMPR.: \$180,776
TOTAL: \$250,432

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 two-story dwelling of wood siding exterior construction with 4,118 square feet of living area. The dwelling was constructed in 1999 and is approximately 20 years old. Features of the home include a full basement with a recreation room, central air conditioning, three fireplaces and a 721 square foot garage. The property also has an 800 square foot inground swimming pool and a hot tub.¹ The property has an approximately 2.92-acre site and is located in North Barrington, Cuba 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 equity

¹ The Board finds the best description of the subject property was found in the property record card provided by the board of review which disclosed the subject has an inground swimming pool and a hot tub, not reported by the appellant.

comparables located within the same assessment neighborhood code as the subject property and from .95 to 1.52 miles from the subject. The comparables are improved with two-story dwellings of wood siding, brick, stone or Dryvit exterior construction ranging in size from 3,741 to 4,553 square feet of living area. The dwellings range in age from 24 to 36 years old. Each comparable has a full basement with finished area, central air conditioning, one to three fireplaces and a garage that ranges in size from 750 to 1,064 square feet of building area. The comparables have improvement assessments that range from \$115,721 to \$180,423 or from \$30.93 to \$40.32 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$152,468 or \$37.02 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 \$250,432. The subject property has an improvement assessment of \$180,776 or \$43.90 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 code as the subject property and from .26 of a mile to 1.03 miles from the subject. Board of review comparable #3 is the same property as the appellant's comparable #4. The comparables are improved with two-story dwellings of brick, brick and stucco, stone and wood siding or brick and wood siding exterior construction ranging in size from 4,026 to 4,294 square feet of living area. The dwellings were built from 1994 to 2006. Each comparable has a full basement with a recreation room, three of which are walkout designs. The comparables each have central air conditioning, two fireplaces and a garage that ranges in size from 744 to 1,279 square feet of building area. The comparables have improvement assessments that range from \$173,129 to \$223,856 or from \$40.32 to \$54.43 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 a total of seven suggested equity comparables for the Board's consideration, as one comparable was common to both parties. The Board gives less weight to the appellant's comparables #1, #2 and #4, which includes the parties' common comparable due to their locations being greater than one mile from the subject property. Furthermore, appellant's comparable #1 has an older dwelling age when compared to the subject dwelling. The Board finds the best evidence of assessment equity to be the parties' remaining comparables, which are relatively similar to the subject in location, dwelling size, design, age and features, except none of the comparables have an inground swimming pool and hot tub like the subject. The

comparables have improvement assessments ranging from \$180,423 to \$223,856 or from \$39.71 to \$54.43 per square foot of living area. The subject's improvement assessment of \$180,776 or \$43.90 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. 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: November 16, 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

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