



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

APPELLANT: Nida Marouf
DOCKET NO.: 19-03813.001-R-1
PARCEL NO.: 16-15-303-007

The parties of record before the Property Tax Appeal Board are Nida Marouf, 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: \$53,701
IMPR.: \$70,965
TOTAL: \$124,666

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 tri-level dwelling of brick and wood siding exterior construction with 1,585 square feet of above ground living area. The dwelling was constructed in 1956 and is approximately 63 years old. Features of the home include a lower level with finished area, central air conditioning and a 320 square foot garage located in the basement.¹ The property has a 13,840 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 three equity comparables located within the same assessment neighborhood code as the subject property. The

¹ The Board finds the best description of the subject property is found in the property record card submitted by the board of review disclosing the subject has a garage located in the basement, which was not reported by the appellant.

comparables are improved with tri-level dwellings of brick exterior construction ranging in size from 1,813 to 1,951 square feet of above ground living area. The dwellings range in age from 62 to 80 years old. The appellant reported that one comparable has a lower level with finished area, and two comparables have crawl space foundations. Each comparable has central air conditioning and a garage that ranges in size from 460 to 575 square feet of building area. Two comparables each have a fireplace. The comparables have improvement assessments that range from \$66,771 to \$72,375 or from \$35.73 to \$37.10 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$57,905 or \$36.53 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,666. The subject property has an improvement assessment of \$70,965 or \$44.77 per square foot of above ground living area. In support of its contention of the correct assessment, the board of review submitted a copy of the subject's property record card, along with information on five equity comparables located within the same assessment neighborhood as the subject property. The comparables are improved with tri-level dwellings of brick, stone, wood siding and stone or wood siding and brick exterior construction ranging in size from 1,508 to 1,777 square feet of above ground living area. The dwellings were built from 1955 to 1965. The board of review reported that comparable #5 has an effective age of 1981 and that each comparable has a lower level with finished area, two of which also have basements. Four of the comparables have central air conditioning, three comparables have either one or two fireplaces and each comparable has a garage that ranges in size from 484 to 598 square feet of building area. The comparables have improvement assessments that range from \$82,714 to \$100,687 or from \$49.03 to \$60.01 per square foot of above ground 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 record contains a total of eight suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables due to differences from the subject in dwelling size and/or age. The Board gives reduced weight to board of review comparables #2 and #5 as each dwelling has an additional basement foundation, not a feature of the subject dwelling. Furthermore, board of review comparable #5 has a newer effective age when compared to the subject dwelling. The Board finds the best evidence of assessment equity to be board of review comparables #1, #3 and #4, which are similar to the subject in location, dwelling size, design, age and some features. These comparables have improvement assessments ranging from \$82,714 to \$87,713 or from \$49.03 to \$58.17 per square foot of above ground living area. The subject's improvement assessment of \$70,965 or \$44.77 per square foot of above ground

living area falls below the range established by the best comparables in the record. Therefore, 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:

December 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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