



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

APPELLANT: Istvan Redei
DOCKET NO.: 19-05887.001-R-1 through 19-05887.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Istvan Redei, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-05887.001-R-1	16-35-413-015	21,622	124,300	\$145,922
19-05887.002-R-1	16-35-413-016	6,359	0	\$6,359

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from decisions 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 brick exterior construction with 3,113 square feet of living area. The dwelling was constructed in 1981. Features of the home include a full basement, central air conditioning, a fireplace, and an attached 484 square foot garage. The property, consisting of two parcels, has a 12,394 square foot site and is located in Highland Park, Moraine Township, Lake County.¹

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal; no dispute was raised concerning the land assessment. In support of this argument the appellant submitted information on three equity comparables improved with two-story homes

¹ The parties differ as to the square footage of the subject's two parcels. The Board finds the best description of the subject property is found in the two property record cards presented by the board of review where each parcel contains 6,197 square feet of land area.

of wood siding or brick exterior construction ranging in size from 3,036 to 4,009 square feet of living area. The dwellings are either 41 or 42 years old. The comparables each have a basement and central air conditioning. The appellant's comparables #1 and #3 each have an attached garage of either 441 or 504 square feet of building area. Two of the homes each have a fireplace. The comparables are located from 0.04 to 0.07 of a mile of the subject property and are within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$114,100 to \$151,300 or from \$37.58 to \$37.79 per square foot of living area. Based upon this evidence, the appellant requested the subject property's improvement assessment be reduced to \$117,360 or \$37.70 per square foot of living area.

The board of review submitted two sets of "Board of Review Notes on Appeal" disclosing the total assessment for the subject parcels of \$152,281. Parcel 16-35-413-015 has an improvement assessment of \$124,300 or \$39.93 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 improved with two-story homes of wood siding or brick exterior construction ranging in size from 3,044 to 3,183 square feet of living area. The dwellings were built from 1977 to 1984, with one property built in 1980 having an effective age of 1983. The comparables each have central air conditioning, one to three fireplaces, and an attached garage ranging in size from 432 to 696 square feet of building area. Three of the homes each have a basement. The comparables are located within 0.1 of a mile of the subject property and within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$123,024 to \$134,373 or from \$38.65 to \$44.14 per square foot of living area. Based upon this evidence, the board of review requested confirmation of the subject property's assessment.

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 a reduction in the subject's assessment is not warranted.

The record contains a total of seven comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #2, which has a much larger home than the subject property, and to the board of review's comparables #2 and #3 due to a recreation room which makes these homes dissimilar to the subject property.

The Board finds the best evidence of assessment equity to be the remaining comparables, which are similar to the subject in location, size, and age. These comparables had improvement assessments that ranged from \$114,100 to \$138,916 or from \$37.58 to \$41.23 per square foot of living area. The subject's improvement assessment of \$124,300 or \$39.93 per square foot of

living area falls within the range established by the best comparables in this record both in terms of overall improvement assessment and on a per square foot basis. 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: January 18, 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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