



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

APPELLANT: Paul Diambri
DOCKET NO.: 19-05959.001-R-1
PARCEL NO.: 16-26-101-059

The parties of record before the Property Tax Appeal Board are Paul Diambri, 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: \$90,382
IMPR.: \$80,143
TOTAL: \$170,525

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 exterior construction with 1,938 square feet of above ground living area. The dwelling was built in 1967 and is 52 years old. Features of the home include an unfinished basement, a finished lower level, central air conditioning, and a 624 square foot attached garage. The property has a 14,844 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 equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with split-level dwellings of brick exterior construction that range in size from 1,599 to 2,515 square feet of above ground living area and are 54 to 66 years old. The comparables have basements, with one having finished area. Each comparable has central air conditioning, two comparable each have one fireplace and each comparable has an attached or

detached garage ranging in size from 484 to 575 square feet of building area. The comparables have improvement assessments ranging from \$49,226 to \$72,309 or from \$28.36 to \$30.79 per square foot of above ground living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$170,525. The subject has an improvement assessment of \$80,143 or \$41.35 per square foot of above ground 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. The comparables are improved with tri-level dwellings of stone and wood siding or brick and wood siding exterior construction that range in size from 1,938 to 2,168 square feet of above ground living area and were built from 1953 to 1959. Comparable #4 has an effective year built of 1979. All comparables have finished lower levels. Two comparables have basements, one of which has a recreation room. Each comparable has central air conditioning and one or two fireplaces. Three comparables each have an attached garage ranging in size from 528 to 599 square feet of building area. One comparable has an inground swimming pool. The comparables have improvement assessments ranging from \$89,946 to \$116,039 or from \$44.94 to \$53.52 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 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 parties submitted eight equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #2 and #4 due to their differences in dwelling size when compared to the subject. The Board gave less weight to board of review comparable #3 which has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of assessment equity to be appellant's comparable #3 and board of review comparables #1, #2, and #4. These comparables are similar to the subject in location, dwelling size, style and some features. These comparables have improvement assessments ranging from \$62,139 to \$116,039 or from \$29.44 to \$53.52 per square foot of above ground living area. Most weight was given to board of review comparable #2 which is most similar overall to the subject in style, dwelling size, and features. The subject's improvement assessment of \$80,143 or \$41.35 per square foot of above ground living area, falls within the range established by the best comparables in this record and well supported by the most similar comparable. Based on this evidence and after considering adjustments to the

comparables for differences when compared to the subject, the Board finds the appellant did not prove by 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:

February 15, 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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