



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

APPELLANT: Janice Troeger  
DOCKET NO.: 19-05974.001-R-1  
PARCEL NO.: 14-30-103-009

The parties of record before the Property Tax Appeal Board are Janice Troeger, the appellant, by attorney Brian S. Maher of Weis, DuBrock, Doody & Maher 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:** \$42,778  
**IMPR.:** \$146,050  
**TOTAL:** \$188,828

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 frame exterior construction with 2,906 square feet of living area. The dwelling was constructed in 1993. Features of the home include a walk-out basement, central air conditioning, two fireplaces and a 915 square foot garage. The property has a 62,761 square foot site and is located in Ela 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 neighborhood as the subject property. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 2,490 to 2,898 square feet of living area. The dwellings were built in 1987 or 1988. Each comparable has a basement, central air conditioning, one or two fireplaces and a garage that ranges in size from 700 to 864 square feet of building area. The comparables have improvement

assessments that range from \$115,838 to \$117,991 or from \$39.97 to \$47.39 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$127,951 or \$44.03 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 \$188,828. The subject property has an improvement assessment of \$146,050 or \$50.26 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 neighborhood as the subject property. The board of review comparable #4 is a duplicate of the appellant's comparable #2.<sup>1</sup> The comparables are improved with one-story dwellings of frame or brick exterior construction ranging in size from 2,277 to 2,653 square feet of living area. The dwellings were built from 1976 to 1987 with comparables #1 and #3 having effective ages of 1991 and 1979, respectively. The comparables each have a basement, three of which have walk-out designs. Each comparable has central air conditioning, one or two fireplaces and a garage that ranges in size from 552 to 819 square feet of building area. The comparables have improvement assessments that range from \$116,298 to \$132,949 or from \$48.58 to \$51.67 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 record contains a total of six suggested equity comparables for the Board's consideration, as one property was utilized by both parties. The Board recognizes the parties' presented different improvement assessments for the common comparable. The Board gives less weight to board of review comparables #1 and #3 due to their considerably smaller dwelling size and older age, when compared to the subject, respectively. The Board finds the best evidence of assessment equity to be the parties' remaining comparables, which are overall more similar to the subject in location, dwelling size, design, age and most features. These comparables have improvement assessments that range from \$115,838 to \$132,949 or from \$39.97 to \$51.67 per square foot of living area. The subject's improvement assessment of \$146,050 or \$50.26 per square foot of living area falls above the range established by the best comparables in the record in terms of overall improvement assessment but within the range on a square foot basis. After considering adjustments to the comparables for differences when compared to the subject, the Board finds

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<sup>1</sup> The parties differ as to the improvement assessment of appellant's comparable #2/board of review comparable #4 with a parcel number of 14-30-202-002. The appellant reported an improvement assessment for this property of \$116,216 or \$44.75 per square foot of living area, while the board of review reported an improvement of assessment for this property of \$126,153 or \$48.58 per square foot of living area.

the subject's improvement assessment is justified. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not warranted.

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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