



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

APPELLANT: Karen Ribbon
DOCKET NO.: 19-05977.001-R-1
PARCEL NO.: 16-25-301-008

The parties of record before the Property Tax Appeal Board are Karen Ribbon, 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: \$77,717
IMPR.: \$95,139
TOTAL: \$172,856

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 2,046 square feet of living area. The dwelling was constructed in 1924 and is approximately 95 years old. The dwelling has a reported effective age of 1950. Features of the home include a basement with a recreation room, central air conditioning, two fireplaces and a 525 square foot garage. The property has a site with approximately 9,500 square feet of land area 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 property. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,656 to 3,201 square feet of living area. The dwellings are 94 or 104 years old.

The appellant reported that each comparable has an unfinished basement, central air conditioning, a fireplace and a garage that ranges in size from 440 to 550 square feet of building area. The comparables have improvement assessments that range from \$96,528 to \$114,726 or from \$35.84 to \$37.67 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$74,944 or \$36.63 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 \$172,856. The subject property has an improvement assessment of \$95,139 or \$46.50 per square foot of living area.

In response to the appeal, the board of review asserted that the appellant's comparables were 30% larger than the subject and have notably older effective ages than the subject. The board of review provided a grid analysis reiterating the appellant's comparables, which included additional descriptive data. The board of review reported that appellant's comparables have effective ages that range from 1932 to 1937 and that appellant's comparable #3 has a basement recreation room.

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. The comparables are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,155 to 2,486 square feet of living area. The dwellings were built from 1924 to 1931 and have reported effective ages that range from 1953 to 1971. The comparables each have a basement, two of which have recreation rooms. Each comparable has central air conditioning, three comparables have either one or two fireplaces and three comparables each have a garage with 400 or 484 square feet of building area. The comparables have improvement assessments that range from \$100,869 to \$132,756 or from \$46.81 to \$53.40 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 eight suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables due to their larger dwelling sizes and/or older effective ages when compared to the subject dwelling. The Board gives reduced weight to board of review comparable #1 as it lacks a garage, unlike the subject and board of review #4 due to its newer effective age when compared to the subject. The Board finds the best evidence of assessment equity to be board of review comparables #2 and #3. These two

comparables are overall more similar to the subject in location, dwelling size, design, age and some features. The comparables have improvement assessments of \$117,490 and \$123,217 or \$47.28 and \$50.21 per square foot of living area. The subject's improvement assessment of \$95,139 or \$46.50 per square foot of living area falls below the two best comparables in the record. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, 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:

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Karen Ribbon, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085