



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

APPELLANT: Joseph Zuffante
DOCKET NO.: 19-05983.001-R-1
PARCEL NO.: 16-17-203-003

The parties of record before the Property Tax Appeal Board are Joseph Zuffante, 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: \$172,340
IMPR.: \$132,017
TOTAL: \$304,357

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 brick exterior construction with 4,326 square feet of living area. The dwelling was constructed in 1986 and is approximately 33 years old. Features of the home include a 2,364 square foot unfinished basement, central air conditioning, a fireplace and a 936 square foot attached garage. The property has a 59,242 square foot site and is located in Lake Forest, West Deerfield 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 1.8-story or 2-story dwellings of brick exterior construction ranging in size from 3,343 to 5,134 square feet of living area. The dwellings range in age from 45 to 50 years old. Each comparable has an unfinished basement that ranges in size from 942 to

1,653 square feet, central air conditioning, one or two fireplaces and an attached garage that ranges in size from 470 to 840 square feet of building area. The comparables have improvement assessments that range from \$95,191 to \$135,556 or from \$26.40 to \$28.70 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$121,182 or \$28.01 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 \$304,357. The subject property has an improvement assessment of \$132,017 or \$30.52 per square foot of living area.

In response to the appeal, the board of review asserted that the appellant's comparables were older dwellings with notably smaller basements. The board of review noted that the subject also has a significantly larger garage at 936 square feet. 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 comparable #1 has a reinforced concrete pool.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located within the same assessment neighborhood code as the subject property. The comparables are improved with two-story dwellings of brick and wood siding exterior construction ranging in size from 2,988 to 4,137 square feet of living area. The dwellings were built in 1973 or 1976. Each comparable has a basement that ranges in size from 793 to 1,356 square feet, one of which has a recreation room. The comparables each have central air conditioning, a fireplace and an attached garage that ranges in size from 528 to 792 square feet of building area. Comparable #2 also has a 625 square foot detached garage and comparable #1 has an asphalt tennis court. The comparables have improvement assessments that range from \$91,636 to \$131,018 or from \$29.60 to \$31.67 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 seven suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2, as well as board of review comparable #3 due to their dissimilar dwelling sizes when compared to the subject. The Board finds the best evidence of assessment equity to be the parties' remaining comparables, which are relatively similar to the subject in location, dwelling size and design. However, the Board finds these comparables have older dwellings with smaller basements when compared to the subject dwelling. Nevertheless, these comparables have improvement assessments that range from \$106,854 to \$132,185 or from \$28.48 to \$31.67 per square foot of living area. The subject's

improvement assessment of \$132,017 or \$30.52 per square foot of living area falls within the range established by the 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: March 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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