



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

APPELLANT: Yossi & Robin Azaraf
DOCKET NO.: 19-05988.001-R-1
PARCEL NO.: 16-21-112-002

The parties of record before the Property Tax Appeal Board are Yossi & Robin Azaraf, the appellants, 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: \$114,329
IMPR.: \$165,053
TOTAL: \$279,382

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 3,596 square feet of living area. The dwelling was constructed in 1970. Features of the home include a basement with a recreation room, central air conditioning, a fireplace and a 552 square foot attached garage.¹ The property is located in Highland Park, West Deerfield Township, Lake County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on three equity comparables located within the same assessment neighborhood code as the subject property. The

¹ The Board finds the best description of the subject dwelling is found in the property record card provided by the board of review describing the basement with a 1,245 square foot recreation room, which was unrefuted by the appellants.

comparables are improved with one-story or two-story dwellings of brick or wood siding exterior construction ranging in size from 3,528 to 5,675 square feet of living area. The dwellings were built from 1969 to 1980. Each comparable has an unfinished basement, central air conditioning, one or three fireplaces and an attached garage that ranges in size from 600 to 868 square feet of building area. The comparables have improvement assessments that range from \$153,749 to \$238,491 or from \$40.02 to \$43.58 per square foot of living area. Based on this evidence, the appellants requested the subject's improvement assessment be reduced to \$150,528 or \$41.86 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 \$279,382. The subject property has an improvement assessment of \$165,053 or \$45.90 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on eight equity comparables located within the same assessment neighborhood code as the subject property. The comparables are improved with one-story or two-story dwellings of brick exterior construction ranging in size from 3,330 to 3,658 square feet of living area. The dwellings were built from 1971 to 1980. The board of review reported each comparable has a basement, two of which have recreation rooms. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 484 to 1,905 square feet of building area. Comparables #2 and #7 also each have a detached garage with 300 and 625 square feet of building area, respectively. Comparables #2, #3, #4, #6 and #7 each have an inground swimming pool. The comparables have improvement assessments that range from \$154,854 to \$182,311 or from \$45.19 to \$51.63 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 taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of 11 suggested equity comparables for the Board's consideration. The Board gives less weight to the appellants' comparables #1 and #2 due to their larger dwelling sizes and/or dissimilar one-story design, when compared to the subject dwelling. The Board gives reduced weight to board of review comparables #2, #3, #4, #6 and #7 as each has an inground swimming pool, not a feature of the subject. Furthermore, board of review comparable #6 is improved with a one-story dwelling when compared to the subject dwelling's two-story design.

The Board finds the best evidence of assessment equity to be the appellants' comparable #3 and board of review comparables #1, #5 and #8. These comparables are similar to the subject in location, dwelling size, design, age and most features, except three of the comparables lack a

basement recreation room, suggesting an upward adjustment for this feature would be required to make these comparables more equivalent to the subject. The comparables have improvement assessments ranging from \$153,749 to \$171,061 or from \$43.58 to \$48.38 per square foot of living area. The subject's improvement assessment of \$165,053 or \$45.90 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 appellants 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

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