



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

APPELLANT: Robert Credo
DOCKET NO.: 19-06080.001-R-1
PARCEL NO.: 16-27-109-008

The parties of record before the Property Tax Appeal Board are Robert Credo, 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: \$52,905
IMPR.: \$33,753
TOTAL: \$86,658

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 single family dwelling of brick and wood siding exterior construction with 1,073 square feet of above ground living area. The dwelling was constructed in 1952 and is approximately 67 years old. Features of the home include a lower level with 555 square feet of finished area and central air conditioning. The property has a site with approximately 9,240 square feet of land area and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with tri-level style dwellings of brick construction ranging in size from 1,102 to 1,525 square feet of above ground living area. The homes range in age from 56 to 66 years old. Each comparable has a lower level with 532 to 593 square feet of finished area and central air conditioning. Three comparables have a garage

ranging in size from 264 to 528 square feet of building area. Each comparable has the same assessment neighborhood code as the subject and are located from 455 to 1,251 feet from the subject property. The properties have sites ranging in size from 7,300 to 10,781 square feet of land area. The comparables sold from April 2018 to July 2019 for prices ranging from \$180,000 to \$295,000 or from \$163.34 to \$197.99 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$64,737.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$86,658. The subject's assessment reflects a market value of \$263,478 or \$245.55 per square foot of above ground living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with tri-level style dwellings of brick or brick and wood siding exterior construction ranging in size from 1,073 to 1,234 square feet of above ground living area. The homes were built from 1947 to 1953. Comparables #1, #2 and #4 have effective ages of 1972, 1973 and 1971, respectively. Each comparable has a lower level with finished area ranging in size from 468 to 570 square feet. Each property has central air conditioning and an attached or detached garage ranging in size from 240 to 768 square feet of building area. Two comparables have one fireplace. Each property has the same assessment neighborhood code as the subject property and are located from 460 to 1,292 feet from the subject. The comparables have sites ranging in size from approximately 7,300 to 9,590 square feet of land area. The sales occurred from April 2018 to September 2019 for prices ranging from \$305,000 to \$385,000 or from \$265.40 to \$358.81 per square foot of above ground living area, including land.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). 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 nine sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparables #3 and #4 due their larger dwelling size relative to the subject property. The Board gives less weight to the board of review comparables #1, #2 and #4 due to their newer effective ages in relation to the subject property and the fact comparables #1 and #4 each have a fireplace, a feature the subject does not have. The Board gives most weight to appellant's comparables #1 and #2 and board of review comparables #3 and #5. Three of these comparables have garages, a feature the subject does not have, suggesting a downward adjustment would be appropriate to make them more equivalent to the subject property. These comparables sold for prices of \$180,000 to \$329,900 or from \$163.34 to \$307.46 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$263,478 or \$245.55 per square foot of above ground living area,

including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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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