



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

APPELLANT: Joan Loeb
DOCKET NO.: 19-06203.001-R-1
PARCEL NO.: 16-23-405-024

The parties of record before the Property Tax Appeal Board are Joan Loeb, 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 ***a reduction*** 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: \$134,630
IMPR.: \$166,435
TOTAL: \$301,065

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 3-story dwelling of brick exterior construction with 5,252 square feet of living area. The dwelling was built in 1918 and is 101 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 600 square foot garage. The property has approximately a 20,000 square foot site 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 and .69 of a mile from the subject. The comparables are improved with 2.5-story or 3-story dwellings of wood siding exterior construction that range in size from 4,236 to 6,933 square feet of living area. The dwellings are 106 to 159 years old. The comparables have unfinished basements,

central air conditioning, two or four fireplaces and garages ranging in size from 315 to 630 square feet of building area. Comparable #1 also has a detached garage. The comparables have improvement assessments that range from \$132,682 to \$220,975 or from \$31.28 to \$31.87 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$165,569 or \$31.52 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 \$311,021. The subject property has an improvement assessment of \$176,391 or \$33.59 per square foot of living area.

In rebuttal, the board of review submitted evidence disclosing the differences in dwelling size or garage size between the subject and the appellant's comparables.

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 and from .38 to 1.28 miles from the subject. The comparables are improved with 2-story or 2.5-story dwellings of brick or brick and wood siding exterior construction that range in size from 5,178 to 5,386 square feet of living area. The dwellings were constructed from 1923 to 1942 with two comparables having effective ages of 1955 and 1961. The comparables have basements with recreation rooms. Each comparable has central air conditioning, one to six fireplaces and a garage ranging in size from 420 to 1,196 square feet of building area. The comparables have improvement assessments that range from \$175,051 to \$235,943 or from \$33.26 to \$43.81 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight suggested comparables for the Board's consideration. The Board gives less weight to appellant's comparables #1, #2 and #4 due to differences in dwelling size when compared to the subject. The Board gives less weight to board of review comparables #1 and #4 as both are located over 1 mile from the subject.

The Board finds the best evidence assessment equity to be appellant's comparable #3 and board of review comparables #2 and #3 which are more similar to the subject in location, dwelling size, age and features. However, board of review comparables #2 and #3 each have a recreation room in the basement unlike the subject and would require downward adjustments to make them more equivalent to the subject. These three comparables have improvement assessments that range from \$165,561 to \$235,943 or from \$31.64 to \$43.81 per square foot of living area. The subject's

improvement assessment of \$176,391 or \$33.59 per square foot of living area falls within the range established by the three best comparables in this record. Based on this evidence and after considering adjustments to the comparables for differences including finished basement area when compared to the subject, the Board finds the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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:

April 19, 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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