



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

APPELLANT: Andrew Absler
DOCKET NO.: 19-06269.001-R-1
PARCEL NO.: 16-10-314-022

The parties of record before the Property Tax Appeal Board are Andrew Absler, 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: \$60,199
IMPR.: \$135,403
TOTAL: \$195,602

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 4,148 square feet of living area. The dwelling was constructed in 1963 and is approximately 56 years old. The dwelling has a reported effective age of 1974. Features of the home include a concrete slab and crawl space foundation, central air conditioning, a fireplace and a 324 square foot garage. The property has an 18,351 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 three equity comparables with the same assessment neighborhood code as the subject and located within 3,746 feet from the subject property. The comparables are improved with one-story or two-story dwellings of brick or wood siding exterior construction ranging in size from 3,044 to 3,499

square feet of living area. The dwellings range in age from 60 to 83 years old. The comparables have crawl space or concrete slab foundations, central air conditioning, either one or three fireplaces and a garage ranging in size from 528 to 600 square feet of building area. The comparables have improvement assessments that range from \$92,761 to \$109,372 or from \$29.54 to \$31.26 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$126,195 or \$30.42 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 \$195,602. The subject property has an improvement assessment of \$135,403 or \$32.64 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject and located within 1,302 feet from the subject property. The comparables are improved with two-story dwellings of brick, wood siding and stone or brick and wood siding exterior construction ranging in size from 3,448 to 4,815 square feet of living area. The dwellings were built from 1959 to 1964 and have reported effective ages ranging from 1968 to 1978. The board of review reported that two comparables have crawl space foundations and two comparables have partial basements finished with recreation rooms. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 418 to 484 square feet of building area. Comparable #4 has an inground swimming pool. The comparables have improvement assessments that range from \$122,028 to \$185,652 or from \$35.16 to \$38.56 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 has given less weight to the appellant's comparables #1 and #3 due to their older ages when compared to the subject dwelling and to appellant's comparable #2 due to its smaller dwelling size and dissimilar one-story design when compared to the subject's two-story design. The Board has given reduced weight to board of review comparables #1 and #4 as each has a basement finished with a recreation room, unlike the subject's part crawl space and part concrete slab foundation. Furthermore, board of review comparable #4 has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #2 and #3, which are similar to the subject in location, dwelling size, design, age and features. These two comparables have improvement assessments of \$122,028 and \$160,412 or \$35.39 and

\$35.16 per square foot of living area, respectively. The subject's improvement assessment of \$135,403 or \$32.64 per square foot of living area is bracketed by the two best comparables in the record in terms of overall improvement assessment, but less than both comparables on a square foot basis. Therefore, 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:

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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