



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

APPELLANT: Jacob Prizer
DOCKET NO.: 19-06343.001-R-1
PARCEL NO.: 16-27-304-020

The parties of record before the Property Tax Appeal Board are Jacob Prizer, 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: \$37,100
IMPR.: \$168,837
TOTAL: \$205,937

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 3,075 square feet of living area. The dwelling was constructed in 2006 and is 13 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 462 square foot garage. The property has an approximately 7,380 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick or stucco exterior construction that range in size from 2,104 to 2,858 square feet of living area. The homes range in age from 18 to 29 years old. Each comparable has a basement, one with finished area, central air conditioning

and a garage where three have either 420 or 534 square feet of building area and one has a 2-car built-in garage.¹ Three comparables each have one fireplace. The comparables have improvement assessments that range from \$107,826 to \$143,432 or from \$49.29 to \$51.25 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$154,441 or \$50.22 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 \$205,937. The subject has an improvement assessment of \$168,837 or \$54.91 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property. Board of review comparables #3 and #4 are the same properties as the appellant's comparables #3 and #2, respectively. The comparables are improved with two-story dwellings of brick, stucco, wood siding or brick and stone exterior construction that range in size from 2,506 to 3,099 square feet of living area. The homes were built from 1996 to 2006. Each comparable has a basement, four with finished area, central air conditioning and a garage where four range in size from 400 to 666 square feet of building area and one has a 2-car built-in garage. Four comparables have either one or two fireplaces. The comparables have improvement assessments that range from \$139,508 to \$176,937 or from \$49.64 to \$57.09 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant 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 a reduction in the subject's assessment is not warranted.

The record contains seven equity comparables for the Board's consideration, as two properties were common to both parties. The Board gives less weight to the appellant's comparables #1, #2 and #4 along with board of review comparable #4 which are less similar to the subject in age, relative to other comparables, differ from the subject in dwelling size and/or have an unfinished basement compared to the subject's finished basement.

The Board finds the best evidence of assessment equity to be the remaining comparables which are more similar to the subject in location, age, dwelling size and features. These comparables have improvement assessments that ranged from \$139,508 to \$176,937 or from \$50.79 to \$57.09

¹ The grid analyses of the parties report no garage for appellant's comparable #3/board of review comparable #3. The Board finds this property includes a built in garage which is depicted in a photograph of the property submitted by the appellant.

per square foot of living area. Board of review comparable #1 is considered nearly identical to the subject in exterior construction, age, dwelling size and features and had an improvement assessment of \$176,937 or \$57.09 per square foot of living area. The subject's improvement assessment of \$168,837 or \$54.91 per square foot of living area falls within the range established by the best comparables in this record and below board of review comparable #1. After considering adjustments to the comparables for differences from 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Jacob Prizer, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085