



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

APPELLANT: Stacey Nelson
DOCKET NO.: 19-06489.001-R-1
PARCEL NO.: 11-30-328-005

The parties of record before the Property Tax Appeal Board are Stacey Nelson, 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: \$33,507
IMPR.: \$101,308
TOTAL: \$134,815

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 2,666 square feet of living area.¹ The dwelling was constructed in 2000 and is approximately 19 years old. Features of the home include a concrete slab foundation, central air conditioning, a fireplace, and a 561 square foot garage. The property has an approximately 7,296 square foot site and is located in Mundelein, Libertyville 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. The comparables are improved with two-story homes of brick or wood

¹ The parties dispute the subject's dwelling size. The Board finds the best evidence of the subject's dwelling size is found in the subject's property record card presented by the board of review, which was not refuted by the appellant in rebuttal.

siding exterior constructing ranging in size from 2,300 to 2,904 square feet of living area. The dwellings are from 10 to 27 years old. Each home has an unfinished basement, central air conditioning, and a garage ranging in size from 390 to 836 square feet of building area. Three of the homes each have a fireplace. The comparables have improvement assessments ranging from \$92,236 to \$100,203 or from \$32.53 to \$40.84 per square foot of living area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$94,031 or \$35.27 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 \$145,191. The subject property has an improvement assessment of \$111,684 or \$41.89 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables where comparable #2 is the same property as the appellant's comparable #4. The comparables are located from 0.24 of a mile to 1.39 miles from the subject property and one of the comparables is located in the same assessment neighborhood code as the subject property. The comparables are improved with two-story homes of wood siding exterior construction ranging in size from 2,428 to 4,279 square feet of living area. The dwellings were built from 1997 to 2005. Each home has an unfinished basement, central air conditioning, a fireplace, and a garage ranging in size from 546 to 608 square feet of building area. The comparables have improvement assessments ranging from \$99,171 to \$195,977 or from \$40.84 to \$45.80 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's improvement assessment.

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

The record contains a total of six equity comparables, with one common comparable, for the Board's consideration. The Board gives less weight to the appellant's comparable #1, #2, and #3 and the board of review's comparable #1, due to differences from the subject in dwelling size and/or age.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4/board of review's comparable #2 and the board of review's comparable #3, which are similar to the subject in dwelling size and age; however, these comparables differ from the subject in location and foundation type. These most similar comparables have improvement assessments of \$99,171 and \$112,274 or \$40.84 to \$41.72 per square foot of living area, respectively. The subject's improvement assessment of \$111,684 or \$41.89 per square foot of living area is bracketed by the best comparables in terms of total improvement assessment and slightly above

the best comparables on a per square foot basis. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did demonstrate with clear and convincing evidence that 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

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

APPELLANT

Stacey Nelson, 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