



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

APPELLANT: Brittany Rizzo
DOCKET NO.: 19-06502.001-R-1
PARCEL NO.: 11-30-107-016

The parties of record before the Property Tax Appeal Board are Brittany Rizzo, 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: \$15,077
IMPR.: \$47,555
TOTAL: \$62,632

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 7,300 square foot site improved with a one-story dwelling of wood siding exterior construction containing 1,050 square feet of living area. The dwelling was built in 1955 and is approximately 64 years old. The home has an effective date of construction of 1974. Features of the property include an unfinished full basement, central air conditioning, one fireplace and a detached garage with 400 square feet of building area. The property is located in Mundelein, Libertyville 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 improved with a split-level style dwelling and three one-story dwellings of frame or brick construction ranging in size from 1,050 to 1,415 square feet of living area. The homes were built from 1955 to 1972 and range in age from 47 to 64 years old. One comparable has a

lower level with 532 square feet of finished area and three comparables have unfinished basements. Each comparable has central air conditioning and three comparables have a detached garage ranging in size from 308 to 528 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from .04 to .09 miles from the subject property. The improvement assessments on these properties range from \$43,720 to \$60,310 or from \$41.55 to \$42.65 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$44,100.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$62,632. The subject property has an improvement assessment of \$47,555 or \$45.29 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 improved with one-story dwellings of wood siding or brick exterior construction each with 1,050 square feet of living area. The homes were built in 1953 and 1956 with comparable #1 having an effective date of construction of 1985. Each comparable has a full unfinished basement, central air conditioning, and a detached garage ranging in size from 484 to 576 square feet of building area. Two comparables have one fireplace. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .11 to .18 of a mile from the subject property. The improvement assessments on these properties range from \$42,750 to \$49,771 or from \$40.71 to \$47.40 per square foot of living area.

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 nine comparables submitted by the parties to support their respective positions. The Board finds the best evidence of assessment equity to be appellant's comparable #2 and the board of review comparables as these comparables are most similar to the subject in style, size and features with the exception only two have a fireplace as does the subject property. These comparables have improvement assessments that range from \$42,750 to \$49,771 or from \$40.71 to \$47.40 per square foot of living area. The subject's improvement assessment of \$47,555 or \$45.29 per square foot of living area falls within the range established by the best comparables in this record. Less weight is given appellant's comparable #1 due to its split-level design. Less weight is given appellant's comparables #3 and #4 due to differences from the subject dwelling in size. Based on this record 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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COUNTY

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