



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

APPELLANT: Michelle & James Ryan
DOCKET NO.: 19-06541.001-R-1
PARCEL NO.: 14-09-102-008

The parties of record before the Property Tax Appeal Board are Michelle & James Ryan, the appellants, 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: \$74,885
IMPR.: \$330,580
TOTAL: \$405,465

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 6,059 square feet of living area. The dwelling was constructed in 2008 and is approximately 11 years old. Features of the home include a full unfinished basement, central air conditioning, three fireplaces and an attached garage with 1,264 square feet of building area. The property has a site with approximately 125,410¹ square feet of land area and is located in Hawthorn Woods, Ela Township, Lake County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on four suggested equity comparables located within 0.38 of a mile from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick exterior construction that range in size from 5,721 to 7,111 square feet of living area. The dwellings are either 13 or 15 years old. Each comparable has a full unfinished basement, central air

¹ The Board finds the best description of the subject's property size is found in the property record card provided by the board of review.

conditioning, two or three fireplaces and an attached garage ranging in size from 1,029 to 1,151 square feet of building area. The comparables have improvement assessments that range from \$272,951 to \$321,598 or from \$45.23 to \$47.77 per square foot of living area. Based on this evidence, the appellants requested the subject's improvement assessment be reduced to \$282,652 or \$46.65 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 \$405,465. The subject property has an improvement assessment of \$330,580 or \$54.56 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted the subject's property record card and a grid analysis on four suggested equity comparables located within 0.31 of a mile from the subject and within the same assessment neighborhood as the subject property. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction that range in size from 5,541 to 6,106 square feet of living area. The dwellings were built from 2002 to 2011. Each comparable has a full unfinished basement, central air conditioning, two or six fireplaces and an attached garage ranging in size from 1,023 to 1,802 square feet of building area. The comparables have improvement assessments ranging from \$292,135 to \$330,466 or from \$51.07 to \$56.65 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 taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight suggested comparables for the Board's consideration. The Board gave less weight to the appellants' comparable #1 for larger dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity are the appellants' comparables #2 through #4 along with the board of review comparables as these comparables are similar when compared to the subject in location, age, design, dwelling size, and most features. These comparables have improvement assessments ranging from \$272,951 to \$330,466 or from \$46.74 to \$56.65 per square foot of living area. The subject's improvement assessment of \$330,580 or \$54.56 per square foot of living area, which is slightly above the range established on a total improvement assessment basis and within the range on a square foot basis. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellants 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:

August 23, 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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