



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

APPELLANT: OK Capital, Inc.
DOCKET NO.: 19-07307.001-R-1
PARCEL NO.: 15-21-400-043

The parties of record before the Property Tax Appeal Board are OK Capital, Inc., the appellant, by attorney Thomas A. O'Donnell, Jr., of O'Donnell Law Offices, Ltd. in Barrington; 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: \$29,565
IMPR.: \$38,035
TOTAL: \$67,600

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 one-story dwelling of wood siding exterior construction with 1,008 square feet of living area. The dwelling was constructed in 1948, is 71 years old and includes an unfinished basement. The property has a 28,615 square foot site and is located in Prairie View, Vernon 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 three equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with one-story dwellings of frame exterior construction ranging in size from 880 to 1,236 square feet of living area and in age from 62 to 71 years old. Two of the comparables have a garage with 520 or 576 square feet of building area. The comparables have improvement assessments that range from \$31,034 to \$43,425 or from \$35.13 to \$36.97 per

square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$3,651 or \$3.62 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 \$67,600. The subject has an improvement assessment of \$38,035 or \$37.73 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, three of which are in the same assessment neighborhood code as the subject property. The comparables are improved with one-story or tri-level dwellings of brick or wood siding exterior construction that range in size from 958 to 1,348 square feet of above grade living area and were built from 1945 to 1979. Four comparables have a basement or lower level, one of which has finished area. Two comparables have central air conditioning and each comparable has a garage ranging in size from 440 to 740 square feet of building area. Comparable #1 is also reported to have "dairy and horse barns." The comparables have improvement assessments that range from \$38,502 to \$74,831 or from \$40.19 to \$60.30 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gives less weight to the board of review's comparables #1, #2, #4 and #5 which differ from the subject in barn amenity, age, design and/or finished basement.

The Board finds the best evidence of assessment equity to be the remaining comparables which are more like the subject in location, age, design, and other features although three of these properties, unlike the subject, have a garage and lack a basement. These comparables have improvement assessments that range from \$31,034 to \$43,425 or from \$35.13 to \$40.19 per square foot of living area. The subject's improvement assessment of \$38,035 or \$37.73 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, the Board finds, on this limited record, 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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APPELLANT

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COUNTY

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