



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

APPELLANT: Pedro Avalos Esparza
DOCKET NO.: 19-07457.001-R-1
PARCEL NO.: 14-31-407-032

The parties of record before the Property Tax Appeal Board are Pedro Avalos Esparza, 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: \$41,928
IMPR.: \$102,327
TOTAL: \$144,255

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,308 square feet of living area. The dwelling was built in 1974 and is approximately 45 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 528 square feet of building area. The property has a site with approximately 30,070 square feet of land area and is located in Barrington, Ela 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 two-story dwellings of wood siding or brick exterior construction ranging in size from 2,534 to 3,291 square feet of living area. The dwellings range in age from 32 to 52 years old. Each comparable has an unfinished basement, central air conditioning, one

fireplace, and an attached garage ranging in size from 440 to 480 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .13 to .70 of a-mile from the subject property. The improvement assessments on these properties range from \$109,177 to \$143,351 or from \$41.02 to \$43.71 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$99,323.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$144,255. The subject property has an improvement assessment of \$102,327 or \$44.34 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 two-story dwellings of wood siding exterior construction ranging in size from 2,367 to 2,632 square feet of living area. The homes were built in 1974 or 1975. Each comparable has a full or partial unfinished basement, central air conditioning, one fireplace, and an attached garage ranging in size from 484 to 624 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .37 to .52 of a-mile from the subject property. The improvement assessments on these properties range from \$109,273 to \$114,630 or from \$42.34 to \$46.29 per square foot of living area.

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 information on nine comparables to support their respective positions. The Board gives less weight to appellant's comparables #1, #3 and #4 due to differences from the subject dwelling in size and age. The Board finds the best comparables to be appellant's comparable #2 and those submitted by the board of review as each property is improved with a dwelling similar to the subject dwelling in age, style, and features. These comparables are improved with dwellings slightly larger than the subject dwelling. The comparables have improvement assessments that range from \$109,177 to \$114,630 or from \$43.08 to \$46.29 per square foot of living area. The subject's improvement assessment of \$102,327 or \$44.34 per square foot of living area falls below the overall range, which is appropriate considering the subject's smaller dwelling, but within the range as established by the best comparables in this record on a per square foot basis.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the

parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which exists based on the evidence in this record.

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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