



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

APPELLANT: Marina Velent
DOCKET NO.: 19-07618.001-R-1
PARCEL NO.: 15-28-310-042

The parties of record before the Property Tax Appeal Board are Marina Velent, 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: \$ 36,354
IMPR.: \$119,483
TOTAL: \$155,837

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 2,252 square feet of living area. The dwelling was constructed in 1985 and is approximately 34 years old. Features of the home include a partial basement with a 519 square foot recreation room, central air conditioning, a fireplace and a 483 square foot garage. The property has an approximately 8,756 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal concerning the improvement assessment. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction. The homes are each 33 or 34 years old and range in size from 2,464 to 2,574 square feet of living

area. Each dwelling has a full unfinished basement, central air conditioning and a 400 square foot garage. Three of the comparables each have a fireplace. The comparables have improvement assessments ranging from \$123,838 to \$128,829 or from \$50.05 to \$50.37 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$113,163 or \$50.25 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 \$155,837. The subject property has an improvement assessment of \$119,483 or \$53.06 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 located in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction. The homes were built from 1986 to 1988 and each contains 2,252 square feet of living area. Each dwelling has a full basement, two of which have 541 and 651 square foot recreation rooms. The comparables feature central air conditioning, a fireplace and a 483 square foot garage. Comparable #5 has an inground swimming pool. The comparables have improvement assessments ranging from \$120,938 to \$126,842 or from \$53.70 to \$56.32 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 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 parties submitted a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables which each are larger dwellings than the subject home. The Board has given reduced weight to board of review comparable #5 which features an inground swimming pool that is not an amenity of the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1 through #4 which are each similar to the subject in location, age, dwelling size and full basement feature, although two of these comparables would necessitate upward adjustments to account for their lack of basement finish, unlike the subject dwelling. These four comparables have improvement assessments that range from \$120,938 to \$122,851 or from \$53.70 to \$54.55 per square foot of living area. The subject's improvement assessment of \$119,483 or \$53.06 per

square foot of living area falls below the range established by the best comparables in this record which appears to be logical since the subject is slightly older than these best comparable properties. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, 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: July 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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