



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

APPELLANT: Cerberus SFR Holdings II LP
DOCKET NO.: 19-07971.001-R-1
PARCEL NO.: 07-13-309-006

The parties of record before the Property Tax Appeal Board are Cerberus SFR Holdings II LP, the appellant, by attorney Abby L. Strauss of Schiller Law P.C. 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: \$12,710
IMPR.: \$63,282
TOTAL: \$75,992

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 bi-level/raised ranch dwelling of wood siding exterior construction with 1,216 square feet of above ground living area. The dwelling was constructed in 2003 and has a reported grade of 48-Avg+. Features of the home include a lower level with 1,144 square feet of finished area, central air conditioning and a 520 square foot garage. The property has a 15,000 square foot site and is located in Gurnee, Warren 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 three equity comparables with the same assessment neighborhood code as the subject and located from .30 to 1.13 miles from the subject property. The comparables are improved with bi-level/raised ranch dwellings of wood siding exterior construction ranging in size from 1,180 to 1,268 square feet of above ground living area. The dwellings were built in 2003 or 2004 and each has a reported

grade of 48-Avg+. Each comparable has a lower level with 763 to 1,008 square feet of finished area, central air conditioning and a garage ranging in size from 420 to 576 square feet of building area. The comparables have improvement assessments that range from \$59,808 to \$60,334 or from \$47.58 to \$50.68 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$60,013 or \$49.35 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,992. The subject property has an improvement assessment of \$63,282 or \$52.04 per square foot of above ground living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject and located within .76 of a mile from the subject property. The comparables are improved with bi-level/raised ranch dwellings of wood siding exterior construction ranging in size from 1,134 to 1,374 square feet of above ground living area. The dwellings were built in 2000 or 2003. Comparables #1 and #2 have reported grades of 49-Avg++ and comparables #3 and #4 have reported grades of 48-Avg+. Each comparable has a lower level with 967 to 1,232 square feet of finished area, central air conditioning and a garage ranging in size from 624 to 720 square feet of building area. The comparables have improvement assessments that range from \$63,367 to \$74,606 or from \$54.30 to \$55.88 per square foot of above ground living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant pointed out that board of review comparables #1 and #2 have a grade of 49-Avg++, whereas the subject has a grade of 48-Avg+.

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 a total of seven suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparable #3 due to its location being more than one mile away from the subject. The Board has given reduced weight to board of review comparables #1 and #2 due to their dissimilar dwelling grade of 49-Avg++ when compared to the subject's dwelling grade of 48-Avg+.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables, which are relatively similar to the subject in location, design, age and some features. The comparables have improvement assessments that range from \$59,808 to \$74,606 or from \$47.58 to \$55.88 per square foot of above ground living area. The subject's improvement assessment of \$63,282 or \$52.04 per square foot of above ground living area falls within the range established

by the best comparables in the record both in terms of overall improvement assessment and 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 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: June 21, 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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