



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

APPELLANT: Cerberus SFR Holdings LP
DOCKET NO.: 19-07979.001-R-1
PARCEL NO.: 06-17-433-008

The parties of record before the Property Tax Appeal Board are Cerberus SFR Holdings 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: \$6,865
IMPR.: \$41,551
TOTAL: \$48,416

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 tri-level dwelling of vinyl siding exterior construction with 1,056 square feet of above ground living area. The dwelling was constructed in 1988. Features of the home include a lower level with 576 square of finished area, central air conditioning and a 672 square foot garage. The property has a 6,390 square foot site and is located in Round Lake Beach, Avon 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 eleven equity comparables with the same assessment neighborhood code as the subject and located within .40 of a mile from the subject property. The comparables are improved with tri-level dwellings of vinyl siding exterior construction ranging in size from 1,004 to 1,156 square feet of above ground living area. The dwellings were built from 1986 to 1992. Each comparable has a lower

level with 494 to 624 square feet of finished area. Five comparables have central air conditioning and one comparable has a metal shed. The comparables have improvement assessments that range from \$34,343 to \$39,669 or from \$33.54 to \$36.31 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$36,760 or \$34.81 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 \$48,416. The subject property has an improvement assessment of \$41,551 or \$39.35 per square foot of above ground living area. In support of its contention of the correct assessment, the board of review submitted information on five equity comparables with the same assessment neighborhood code as the subject and located from .22 to 1.37 miles from the subject property. The comparables are improved with tri-level dwellings of vinyl or wood siding exterior construction ranging in size from 1,048 to 1,069 square feet of above ground living area. The dwellings were built in 1988 or 1989. Each comparable has a lower level with 528 to 576 square feet of finished area, central air conditioning and a garage ranging in size from 480 to 616 square feet of building area. Comparable #3 has one fireplace. The comparables have improvement assessments that range from \$40,581 to \$42,032 or from \$38.46 to \$39.88 per square foot of above ground living area.

In response to the appellant's evidence, the board of review stated the subject has a 672 square foot garage and the appellant's comparables have no garage. It was further asserted that the subject is in range of the comparables with garages or a basement as a superior value feature.

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 record contains a total of 16 suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables due to their lack of a garage and/or central air conditioning, which are both features of the subject.

The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review, which are relatively similar to the subject in location and are overall most similar to the subject in dwelling size, design, age and most features. The comparables have improvement assessments that range from \$40,581 to \$42,032 or from \$38.46 to \$39.88 per square foot of above ground living area. The subject's improvement assessment of \$41,551 or \$39.35 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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