



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

APPELLANT: Brian Zgonina
DOCKET NO.: 19-08592.001-R-1
PARCEL NO.: 14-22-403-033

The parties of record before the Property Tax Appeal Board are Brian Zgonina, 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: \$77,293
IMPR.: \$302,249
TOTAL: \$379,542

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 brick exterior construction with 5,446 square feet of living area. The dwelling was built in 2014. Features of the home include a full unfinished walk-out basement, central air conditioning, two fireplaces and an attached garage with 1,039 square feet of building area. The subject property also has an inground swimming pool with 665 square feet of area. The property has a 33,000 square foot site and is located in Kildeer, 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 brick exterior construction ranging in size from 5,271 to 5,843 square feet of living area. The homes range in age from 7 to 13 years old. Each property has a full unfinished basement, central air conditioning, two to four fireplaces, and

an attached garage ranging in size from 778 to 1,032 square feet of building area. Each comparable has the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$238,768 to \$306,361 or from \$40.86 to \$53.13 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$268,487.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$379,542. The subject property has an improvement assessment of \$302,249 or \$55.50 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 brick exterior construction ranging in size from 4,758 to 5,491 square feet of living area. The homes were built from 2012 to 2016. Each property has a full unfinished basement, central air conditioning, two or three fireplaces, and an attached garage ranging in size from 778 to 1,039 square feet of building area. Each comparable has the same assessment neighborhood code as the subject property. Board of review comparable #5 is the same property as appellant's comparable #2. The comparables have improvement assessments ranging from \$264,680 to \$301,690 or from \$50.21 to \$58.72 per square foot of living area.

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 eight comparables submitted by the parties to support their respective positions with one being common to both parties. The comparables all have the same classification code and neighborhood code as the subject property. Each property is improved with a home that is similar to the subject in style, age, and most features. The Board gives less weight to appellant's comparable #1 which appears to be an outlier in relation to the other comparables provided by the parties. The Board gives less weight to board of review comparables #3 and #4 due to the fact these homes are approximately 12% and 13% smaller than the subject dwelling and not as similar in size to the subject dwelling as the remaining comparables. The Board gives most weight to appellant's comparables #2 through #4 as well as comparables #1 #2 and #5 submitted by the board of review, which are most similar to the subject dwelling in size. These comparables have improvement assessments that range from \$264,680 to \$306,361 or from \$50.21 to \$56.67 per square foot of living area. The subject's improvement assessment of \$302,249 or \$55.50 per square foot of living area falls within the range established by the best comparables in this record and is well supported. 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:

October 19, 2021



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Brian Zgonina, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085