



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

APPELLANT: Larissa Eliashevsky
DOCKET NO.: 19-08634.001-R-1
PARCEL NO.: 14-33-106-011

The parties of record before the Property Tax Appeal Board are Larissa Eliashevsky, 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: \$35,728
IMPR.: \$164,251
TOTAL: \$199,979

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 3,689 square feet of living area. The dwelling was constructed in 1988 and is approximately 31 years old. Features of the home include a partial basement, central air conditioning, a fireplace, and a garage containing 816 square feet of building area. The property has an approximately 39,544 square foot site and is located in Deer Park, Ela Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located in the same neighborhood code as the subject property.¹ The comparables consist of two-story dwellings of wood siding exterior construction that are 14 to 41 years old.

¹ Property record cards submitted by the board of review note that the neighborhood codes for three of the comparables were changed in 2020.

The homes range in size from 3,285 to 3,816 square feet of living area. Each dwelling has central air conditioning, one fireplace, a full basement, and a garage ranging in size from 529 to 1,099 square feet of building area. Comparable #2 features a gazebo with 485 square feet of building area.² The comparables have improvement assessments ranging from \$137,355 to \$160,882 or from \$41.22 to \$42.16 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$154,126 or \$41.78 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 \$199,979. The subject property has an improvement assessment of \$164,251 or \$44.52 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 that are located in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding or brick and wood siding exterior construction that were built from 1980 to 1998. The homes range in size from 3,564 to 3,722 square feet of living area. Each dwelling has central air conditioning, one or two fireplaces, a garage ranging in size from 687 to 864 square feet of building area, and a basement with comparables #1 and #3 having walk-out basements. The comparables have improvement assessments ranging from \$164,931 to \$176,859 or from \$44.58 to \$49.62 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 appellant's comparables along with board of review comparable #2 due to its newer age and its location being more than one mile away from the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables. The Board finds these comparables are more similar to the subject in location, dwelling size, age, and some features. These comparables had improvement assessments ranging from \$137,335 to \$176,859 or \$41.81 and \$49.62 per square foot of living area. The subject's improvement assessment of \$164,251 or \$44.52 per square foot of living area falls within the range established by best comparables in this record. Based on this record after considering adjustments to the best comparables for differences, the Board finds the appellant did not demonstrate with clear

² The property record card supplied by the board of review describes the gazebo as "more closely resembl[ing] a summer house," which was not refuted by the appellant in any rebuttal filing.

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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