



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

APPELLANT: Michael Teich
DOCKET NO.: 19-08808.001-R-1
PARCEL NO.: 16-36-205-026

The parties of record before the Property Tax Appeal Board are Michael Teich, 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: \$102,272
IMPR.: \$159,588
TOTAL: \$261,860

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 stone and wood siding exterior construction with 4,084 square feet of living area. The dwelling was constructed in 1951 and is approximately 68 years old. The dwelling has a reported effective age of 1978.¹ Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 437 square foot garage. The property has a 16,840 square foot site and is located in Highland Park, Moraine 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 with the same assessment neighborhood code as the subject. The comparables are

¹ The board of review provided a copy of the subject's property record card indicating the subject property has an effective age of 1978 due to remodeling in 2007, which was unrefuted by the appellant.

improved with two-story dwellings of wood siding exterior construction ranging in size from 3,059 to 3,828 square feet of living area. The dwellings range in age from 83 to 97 years old. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 418 to 644 square feet of building area. The comparables have improvement assessments that range from \$100,048 to \$122,192 or from \$30.72 to \$33.00 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$130,994 or \$32.07 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 \$261,860. The subject property has an improvement assessment of \$159,588 or \$39.08 per square foot of living area. In support of its contention of the correct assessment, the board of review through the township assessor submitted information on five equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick, stone or wood siding exterior construction ranging in size from 3,313 to 4,654 square feet of living area. The dwellings were built from 1939 to 1987 with comparables #1, #2 and #4 having reported effective ages of 1976, 1993 and 1969, respectively. Each comparable has either a basement or a lower level, four of which are finished with a recreation room. Each comparable has central air conditioning, a fireplace and a garage ranging size from 435 to 798 square feet of building area. Two comparables each have an inground swimming pool. The comparables have improvement assessments that range from \$135,194 to \$191,533 or from \$39.20 to \$45.74 per square foot of living area.

In response to the appellant's evidence, the board of review asserted that the subject dwelling is superior to the appellant's comparables in effective age, stone exterior, above ground living area and basement size. The board of review contends the assessor's comparables are more comparable to the subject in key features, supporting the subject's current assessment.

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 nine suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3, along with board of review comparables #3 and #4 due their smaller dwelling sizes when compared to the subject. The Board has also given less weight to board of review comparables #2 and #5 as each comparable has an inground swimming pool, unlike the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2 and #4, along with board of review comparable #1. The Board finds these comparables are relatively similar to the subject in location, dwelling size and design. However, the appellant's comparable dwellings are considerably older in age when compared to the subject dwelling, suggesting an upward adjustment would be required to make the comparables more equivalent to the subject, while the board of review comparable has a basement recreation room, unlike the subject suggesting a downward adjustment would be required to make this comparable more equivalent to the subject. Nevertheless, these three comparables have improvement assessments that range from \$121,044 to \$191,533 or from \$31.92 to \$41.15 per square foot of living area. The subject's improvement assessment of \$159,588 or \$39.08 per square foot of living area falls within the range established by the best comparables in the record. 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

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