



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

APPELLANT: Carl Coulson
DOCKET NO.: 19-08840.001-R-1
PARCEL NO.: 07-30-208-024

The parties of record before the Property Tax Appeal Board are Carl Coulson, 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: \$6,626
IMPR.: \$65,691
TOTAL: \$72,317

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 style dwelling of wood siding exterior construction with 1,328 square feet of above ground living area. The dwelling was built in 1998 and is approximately 21 years old. Features of the property include a 608 square foot lower level that is finished, a 304 square foot basement with 274 square feet of finished area, central air conditioning, and a detached garage with 576 square feet of building area. The property has a site with approximately 5,750 square feet of land area and is located in Grayslake, 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 four equity comparables improved with tri-level style dwellings of wood siding exterior construction ranging in size from 1,056 to 1,652 of above ground living area. The dwellings range in age from 29 to

53 years old. Each comparable has a finished lower level ranging in size from 576 to 780 square feet, three comparables have central air conditioning, one comparable has one fireplace, and each comparable has a detached garage ranging in size from 280 to 768 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .03 to .42 of one mile from the subject property. The improvement assessments on these properties range from \$44,294 to \$61,275 or from \$37.09 to \$46.85 per square foot of above ground living area. The appellant requested the subject's improvement assessment be reduced to \$55,244.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,317. The subject property has an improvement assessment of \$65,691 or \$49.47 per square foot of above ground living area.

In support of its contention of the correct assessment the board of review submitted a uniformity grid analysis containing information on three equity comparables improved with tri-level style dwellings of wood siding exterior construction ranging in size from 1,040 to 1,152 square feet of living area. The dwellings were built from 1994 to 2002. Each comparable has a finished lower level with either 480 or 576 square feet, central air conditioning, and an attached or detached garage ranging in size from 400 to 576 square feet of building area. One comparable has a fireplace. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .03 to .52 of one mile from the subject property. The improvement assessments on these properties range from \$52,178 to \$57,619 or from \$50.02 to \$51.29 per square foot of above ground living area.

Conclusion of Law

The appellant 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 seven comparables submitted by the parties to support their respective positions. The Board gives less weight to the comparables submitted by the appellant due to differences from the subject property in dwelling age as the homes are from 8 to 32 years older than the subject property. The Board finds the comparables provided by the board of review are improved with dwellings more similar to the subject dwelling in age than are the appellant's comparables; therefore, the Board gives more weight to the board of review comparables. Each of the board of review comparables is improved with a dwelling smaller than the subject dwelling and none of the comparables has a basement with finished area as does the subject property. The board of review comparables have improvement assessments that range from \$52,178 to \$57,619 or from \$50.02 to \$51.29 per square foot of above ground living area. The subject's improvement assessment of \$65,691 or \$49.47 per square foot of above ground living area is above the overall range but below the range on a per square foot basis as established by

the best comparables in this record and justified considering the subject dwelling's larger size in relation to these properties. 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: 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

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

APPELLANT

Carl Coulson, 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