



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

APPELLANT: Barbara Moore
DOCKET NO.: 20-00762.001-R-1
PARCEL NO.: 13-22-401-029

The parties of record before the Property Tax Appeal Board are Barbara Moore, 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: \$43,905
IMPR.: \$228,696
TOTAL: \$272,601

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 2020 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 2-story dwelling of wood-siding and brick exterior construction with 5,502 square feet of living area.¹ The dwelling was constructed in 1994 with an effective year built of 1995 and is approximately 26 years old. Features of the home include a full basement with a 1,400 square foot recreation room, central air conditioning, three fireplaces, an attached garage with 816 square feet of building area and an inground swimming pool. The property has a site measuring approximately 56,260 square feet of land area and is located in Lake Barrington, Cuba Township, Lake County.

¹ The parties disagree on some descriptive characteristics of the subject property including the subject's dwelling size. The Board finds the best evidence of the subject's characteristics is the property record card submitted by the board of review which includes a schematic diagram with measurements and other descriptive information.

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 three equity comparables located in the same neighborhood code as the subject property. The comparables consist of 2-story dwellings of brick or wood-siding exterior construction that range in size from 4,600 to 5,222 square feet of living area. The homes range in age from 23 to 28 years old. The comparables are described as having full basements, two with finished area. Each comparable also features central air conditioning, two or three fireplaces, and an attached garage ranging in size from 821 to 1,056 square feet of building area. The comparables have improvement assessments that range from \$169,940 to \$205,777 or from \$36.94 to \$39.41 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$203,893 or \$37.06 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 \$272,601. The subject property has an improvement assessment of \$228,696 or \$41.57 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 located in the same neighborhood code as the subject property. The comparables consist of 2-story dwellings with brick or brick and wood-siding exteriors that range in size from 5,277 to 5,678 square feet of living area. The homes were built from 1994 to 2001. Each comparable features a full basement, four with a recreation room. Each comparable also features central air conditioning, one to three fireplaces, and an attached garage ranging in size from 722 to 1,451 square feet of building area. Comparable #4 also features an inground swimming pool. The comparables have improvement assessments that range from \$229,022 to \$298,947 or from \$41.17 to \$52.65 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight equity comparables for the Board's consideration with varying degrees of similarity to the subject. The Board gave reduced weight to appellant's comparable #1 and board of review comparable #1 as each of these properties lacks a finished basement area, unlike the subject's 1,400 square foot recreation room in the basement. The Board also gave less weight to appellant's comparable #2 based on its considerably smaller dwelling size relative to the subject.

The Board finds the best evidence of equity in assessment to be appellant's comparable #3, along with board of review comparables #2 through #5 with the most weight given to board of review

comparable #4 which, in addition to other similar characteristics, features an inground swimming pool similar to the subject. The best comparables in the record have improvement assessments ranging from \$205,777 to \$298,947 or from \$39.41 to \$52.65 per square foot of living area. The subject's improvement assessment of \$228,696 or \$41.57 per square foot of living falls within the range established by the most similar equity comparables in this record both on an overall improvement assessment and on a per square foot of living area bases. The subject's improvement assessment is particularly supported by board of review comparable #4, the most similar comparable to the subject with an inground swimming pool feature, and which presented with an overall improvement assessment of \$232,135 or \$43.99 per square foot of living area.

Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the subject's improvement assessment is well supported and, therefore, 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:

April 19, 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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