



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

APPELLANT: Paul Cysewski
DOCKET NO.: 20-00783.001-R-1
PARCEL NO.: 13-02-109-017

The parties of record before the Property Tax Appeal Board are Paul Cysewski, 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: \$34,111
IMPR.: \$108,659
TOTAL: \$142,770

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 split-level dwelling of brick exterior construction with 1,746 square feet of living area. The dwelling was constructed in 1962 and is approximately 58 years old. Features of the home include a part unfinished basement and part finished lower level, two fireplaces, and a 667 square foot garage. The home also has a wood deck. The property has an approximate 21,831 square foot site and is located in Tower Lakes, Cuba Township, Lake County.¹

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four

¹ The Board finds the best evidence of the subject's property description as the property record card presented by the board of review, which included a schematic drawing of the property with measurements and calculations and an improvement not disclosed by the appellant.

equity comparables with the same neighborhood code as the subject property and located within .45 of a mile from the subject. The comparables are improved with split-level homes of brick or wood siding exterior construction ranging in size from 1,394 to 2,147 square feet of living area. The dwellings are from 44 to 66 years old. One comparable has a lower level with finished area, two comparables each have a basement with finished area, and one comparable was reported by the appellant to have a crawl space foundation with finished area. Two comparables each have central air conditioning and three comparables each have one or two fireplaces. Two comparables have attached garages with either 528 or 744 square feet of building area and two comparables are each reported as having "None/744". The comparables have improvement assessments ranging from \$68,470 to \$115,263 or from \$45.98 to \$53.69 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$89,312 or \$51.15 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 \$142,770. The subject property has an improvement assessment of \$108,659 or \$62.23 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables with the same neighborhood code as the subject property and located within .74 of a mile from the subject. The comparables are improved with split-level homes of wood siding or brick and wood siding exterior construction ranging in size from 1,608 to 1,731 square feet of living area. The dwellings were built from 1962 to 1974. Each home has a lower level with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 560 to 840 square feet of building area. Two comparables each have a wood deck. The comparables have improvement assessments ranging from \$99,759 to \$106,810 or from \$60.90 to \$63.89 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's improvement assessment.

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 a total of seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable due to differences from the subject in age and/or dwelling size.

The Board finds the best evidence of assessment equity to be the board of review comparables which are more similar to the subject in location, design, age, dwelling size, and most features. These comparables have improvement assessments that range from \$99,759 to \$106,810 or from \$60.90 to \$63.89 per square foot of living area. The subject's improvement assessment of \$108,659 or \$62.23 per square foot of living area falls within the range established by the best

comparables in the record on a per square foot basis. Based on this record and after considering appropriate adjustments to the best 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:

September 20, 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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