



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

APPELLANT: Russell Verbic
DOCKET NO.: 20-00808.001-R-1
PARCEL NO.: 13-13-214-016

The parties of record before the Property Tax Appeal Board are Russell Verbic, 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 ***a reduction*** 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: \$42,517
IMPR.: \$161,158
TOTAL: \$203,675

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 1.75-story dwelling of brick exterior construction with 3,562 square feet of living area. The dwelling was constructed in 1966 with an effective year built of 1970. Features of the home include a full basement with finished area, central air conditioning, two fireplaces, and an attached garage with 575 square feet of building area. The property has a site measuring approximately 39,660 square feet of land area and is located in North Barrington, Cuba Township, Lake County.

The subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 19-06135.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$198,301 based on the evidence submitted by the parties. In this appeal, the appellant submitted information on four equity comparables located in the same

neighborhood code as the subject property to demonstrate the subject was inequitably assessed. The comparables range in age from 52 to 65 years old and are improved with 2-story dwellings of wood-siding exteriors ranging in size from 2,530 to 3,404 square feet of living area. Features of the comparables include full or partial basements, three with finished area. The comparables also each feature central air conditioning, one or two fireplaces and an attached garage ranging in size from 420 to 1,273 square feet of building area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$247,531. The subject has an improvement assessment of \$205,014 or \$57.56 per square foot of living area, land included. As part of the board of review's submission, it was reported that properties in Cuba Township had an equalization factor of 1.0271 applied in 2020. The board of review further reported that 2019 is the beginning of a General Assessment Cycle in Lake County which goes through the year 2022. (86 Ill.Admin.Code §1910.90(i) and 35 ILCS 200/9-215).

The board of review's submission also includes a property record card for the subject property indicating the owner of the dwelling is Russell Verbic, the named appellant in this appeal.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with varying degrees of similarity to the subject property. The comparables range in effective age from 1968 to 1979 and are improved with 1.5-story or 2-story dwellings ranging in size from 3,092 to 4,089 square feet of living area. The comparables feature full or partial unfinished basements, central air conditioning, two or three fireplaces, and an attached or detached garage ranging in size from 483 to 1,068 square feet of building area. Comparable #3 has an additional detached 576-square foot garage. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 19-06135.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$198,301 based on the evidence submitted by the parties.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2019 tax year should be carried forward to the 2020 tax year subject only to any equalization factor applied to that year's assessments. This finding is pursuant to the mandate of section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and the fact that the subject property is an owner-occupied dwelling and that tax years 2019 and 2020 are within the same general assessment period in Lake County. The record contains no evidence indicating that the subject was subsequently sold in an arm's-length transaction establishing a different fair cash value, or that the prior decision of the Property Tax Appeal Board has been reversed or modified upon review. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's finding plus the application of the equalization factor of 1.0271 (or $\$198,301 \times 1.0271 = \$203,675$).

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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