



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

APPELLANT: Albert Bucar
DOCKET NO.: 20-00816.001-R-1
PARCEL NO.: 02-10-301-002

The parties of record before the Property Tax Appeal Board are Albert Bucar, 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: \$14,738
IMPR.: \$156,912
TOTAL: \$171,650

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 two-story dwelling of brick exterior construction with 4,483 square feet of living area. The dwelling was constructed in 2003 and is approximately 17 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and a 1,428 square foot attached garage. Other features of the subject include a plastic liner pool.¹ The property has an approximate 40,080 square foot site and is located in Antioch, Antioch 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 and located within .13 of a mile from the subject property. The comparables are improved with two-story dwellings of

¹ The board of review disclosed that the subject property has a plastic liner pool not reported by the appellant.

wood siding exterior construction that range in size from 3,758 to 5,188 square feet of living area. The dwellings range in age from 16 to 25 years old. The comparables each have a full basement, two of which have finished area. Each comparable has central air conditioning, one fireplace, and an attached garage ranging in size from 748 to 1,140 square foot of building area. The comparables have improvement assessments ranging from \$119,675 to \$136,251 or from \$26.26 to \$32.34 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$136,507 or \$30.45 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 \$171,650. The subject property has an improvement assessment of \$156,912 or \$35.00 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 with the same neighborhood code as the subject and located within .15 of a mile from the subject. However, comparables #4 and #5 are the same properties as the appellant's comparables #1 and #3, respectively. The comparables are improved with two-story dwellings of wood-siding exterior construction that range in size from 3,848 to 5,188 square feet of living area. The dwellings were built from 2002 to 2008. Each comparable has a full basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 804 to 1,244 square feet of building area. The comparables have improvement assessments ranging from \$135,280 to \$149,060 or from \$26.26 to \$36.74 per square foot of living area. 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 seven suggested equity comparables for the Board's consideration, including the parties' two common comparables. The Board gives less weight to the appellant's comparable #1/board of review comparable #4 and the appellant's comparable #3 due to their dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are similar to the subject in location, design, age, dwelling size and some features. However, four comparables have finished basements which the subject lacks and each comparable lacks a swimming pool which is a feature of the subject. Nevertheless, these comparables have improvement assessments ranging from \$128,327 to \$149,060 or from \$31.37 to \$36.74 per square foot of living area. The subject's improvement assessment of \$156,912 or \$35.00 per square foot of living area falls above the range established by the best comparables in the record on an overall basis but falls within the range on a per square foot basis. The subject's

overall improvement assessment is logical considering the subject's larger dwelling size when compared to the comparables in the record. Based on this record and after considering 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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