



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

APPELLANT: Mel Hayes
DOCKET NO.: 20-01027.001-R-1
PARCEL NO.: 16-17-307-003

The parties of record before the Property Tax Appeal Board are Mel Hayes, 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: \$135,639
IMPR.: \$202,687
TOTAL: \$338,326

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 exterior construction with 5,264 square feet of living area. The dwelling was constructed in 1988 and is approximately 32 years old. Features of the home include a partial basement with finished area, central air conditioning, one fireplace and a 748 square foot garage. The property has an approximate 80,150 square foot site and is located in Bannockburn, West Deerfield 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 located within the same assessment neighborhood code as the subject property and from .22 of a mile to 1.09 miles from the subject. The appellant reported that the comparables are improved with 1-story, 1.8-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 4,838 to 6,158 square feet of living area. The dwellings range

in age from 19 to 30 years old. The appellant reported that two comparables each have a concrete slab foundation and two comparables each have an unfinished full basement. Each comparable has central air conditioning, one or two fireplaces and an attached garage that ranges in size from 420 to 882 square feet of building area. The comparables have improvement assessments that range from \$154,796 to \$208,749 or from \$32.00 to \$36.01 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$176,870 or \$33.60 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 \$338,326. The subject property has an improvement assessment of \$202,687 or \$38.50 per square foot of living area. In support of the assessment inequity argument, the board of review submitted a total of nine comparables, which included two grid analyses. The first grid analysis contained four equity comparables and the second grid analysis contained another five comparables. The comparables in the second grid analysis were renumbered #5 through #9 in the order which they were presented in the board of review's submission. However, comparable #3 is the same property as the appellant's comparable #1, and comparable #9 is the same property as comparable #1. The comparables are improved with 1-story, 1.75-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 4,246 to 5,460 square feet of living area. The dwellings were built from 1986 to 1996. The board of review reported that six comparables each have a crawl space or concrete slab foundation, one of which reportedly has a recreation room, and three comparables each have a full or partial basement, one of which has finished area. Each comparable has central air conditioning and an attached garage that ranges in size from 792 to 1,196 square feet of building area. Six comparables each have one or two fireplaces. The comparables have improvement assessments that range from \$135,000 to \$230,443 or from \$31.79 to \$44.01 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 a total of eleven 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 #3 as well as board of review comparable #4 due to their less proximate locations to the subject than the other comparables in the record. The Board gives less weight to the appellant's comparables #2, #3 and #4 as well as board of review comparables #5, #7 and #8 due to their newer age, dissimilar dwelling sizes and/or dissimilar one-story design when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #6 which are relatively similar to the subject in location, design, age and dwelling size, but have features with varying degrees of similarity to the subject. However, two comparables lack basements and/or recreation rooms and one comparable lacks a fireplace suggesting upward adjustments for these differences are necessary to make them more equivalent to the subject. Nevertheless, these comparables have improvement assessments ranging from \$194,123 to \$230,443 or from \$36.23 to \$44.01 per square foot of living area. The subject's improvement assessment of \$202,687 or \$38.50 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. 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:

August 23, 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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