



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

APPELLANT: Randy Murray  
DOCKET NO.: 20-01117.001-R-1  
PARCEL NO.: 05-14-403-003

The parties of record before the Property Tax Appeal Board are Randy Murray, 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:** \$9,720  
**IMPR.:** \$68,526  
**TOTAL:** \$78,246

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 one-story dwelling of wood siding exterior construction with 1,162 square feet of living area. The dwelling was constructed in 2001 and is approximately 19 years old. Features of the home include a part lower level with finished area and part partial basement, central air conditioning, one fireplace, and a 480 square foot attached garage. The property has an approximate 14,418 square foot site that contains 12,018 square feet of residential land and 2,400 square feet of lakes/lake bottom ground.<sup>1</sup>

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 from .07 of a mile to 1.08 miles from the subject property and with two of

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<sup>1</sup> The Board finds the best evidence of the subject's basement and lot size was the property record card with schematic drawing presented by the board of review.

these comparables having the same assessment neighborhood code as the subject. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 1,144 to 1,218 square feet of living area. The dwellings range in age from 21 to 40 years old. The appellant reported that one comparable has a crawl space foundation and three comparables each have a lower level.<sup>2</sup> Each comparable has central air conditioning. Two comparables each have one fireplace. Three comparables were reported by the appellant to each have a garage ranging in size from 360 to 504 square feet of building area. The comparables have improvement assessments that range from \$53,120 to \$58,407 or from \$43.61 to \$50.27 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$55,081 or \$47.40 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 \$78,246. The subject property has an improvement assessment of \$68,526 or \$58.97 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 assessment neighborhood code as the subject and located within .07 of a mile from the subject property. However, comparable #3 is the same property as the appellant's comparable #1. The comparables are improved with one-story dwellings of wood siding exterior construction ranging in size from 1,140 to 1,276 square feet of living area. The dwellings were built in either 1996 or 2001. The comparables each have a lower level, two of which have finished area. Each comparable has central air conditioning and an attached garage ranging in size from 360 to 546 square feet of building area. Two comparables each have one fireplace. The board of review also disclosed that each comparable has a wood deck and/or gazebo. The comparables have improvement assessments that range from \$57,509 to \$73,632 or from \$50.27 to \$60.68 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 six suggested equity comparables for the Board's consideration including the parties' common comparable. The Board gives less weight to the appellant's comparable #2 due to its older age 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 most features.

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<sup>2</sup> The board of review reported that the appellant's comparable #1 has a lower level, unlike the crawl space foundation reported for it by the appellant.

However, both of the appellant's comparables have a different assessment neighborhood code than the subject but are located within .09 of mile from the subject. Nevertheless, these comparables have improvement assessments ranging from \$53,120 to \$73,632 or from \$43.61 to \$60.68 per square foot of living area. The subject's improvement assessment of \$68,526 or \$58.97 per square foot of living area falls within the range established by the best 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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