



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

APPELLANT: Robert Valovic
DOCKET NO.: 20-01322.001-R-1
PARCEL NO.: 16-07-301-004

The parties of record before the Property Tax Appeal Board are Robert Valovic, 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: \$127,448
IMPR.: \$103,286
TOTAL: \$230,734

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 brick exterior construction with 2,132 square feet of living area. The dwelling was constructed in 1955 and is approximately 65 years old. Features of the home include an unfinished partial basement, central air conditioning, two fireplaces and a 1,584 square foot attached garage. The property has an approximate 35,360 square foot site and is located in Lake Forest, 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 three equity comparables with the same assessment neighborhood code as the subject and located within .49 of a mile from the subject property. The comparables are improved with one-story dwellings of brick exterior construction ranging in size from 2,457 to 2,940 square feet of living area. The dwellings range in age from 64 to 66 years old. The comparables each have a partial basement,

one of which has 140 square feet of finished area. Two comparables each have central air conditioning. Each comparable has two or three fireplaces and a garage ranging in size from 440 to 1,366 square feet of building area. The comparables have improvement assessments that range from \$44,221 to \$115,652 or from \$16.16 to \$43.65 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$70,427 or \$33.03 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 \$230,734. The subject property has an improvement assessment of \$103,286 or \$48.45 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 assessment neighborhood code as the subject and located within .33 of a mile from the subject property. The comparables are improved with one-story dwellings of brick or brick and wood siding exterior construction ranging in size from 2,143 to 2,415 square feet of living area. The dwellings were built from 1953 to 1965. The board of review reported that four comparables each have a concrete slab foundation and one comparable has a partial basement with 1,593 square feet of finished area. Four comparables each have central air conditioning. Each comparable has from one to three fireplaces and a garage ranging in size from 484 to 576 square feet of building area. The comparables have improvement assessments that range from \$83,621 to \$118,584 or from \$37.99 to \$49.10 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 eight suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 due to their larger dwelling sizes when compared to the subject. The Board gives less weight to board of review comparables #2 through #5 due to their lack of basements when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and board of review comparable #1 which are relatively similar in location, design, age, dwelling size and some features, except each comparable has a basement with finished area suggesting downward adjustments may be necessary to make them more equivalent to the subject. These comparables have improvement assessments of \$107,244 and \$118,584 or \$43.65 and \$49.10 per square foot of living area. The subject's improvement assessment of \$103,286 or \$48.45 per square foot of living area falls below the improvement assessments of the two best comparables on an overall basis but is bracketed by them on a per square foot basis. Based on this record and after considering adjustments to the 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:

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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