



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

APPELLANT: Angelo Valenti
DOCKET NO.: 20-01323.001-R-1
PARCEL NO.: 16-16-103-002

The parties of record before the Property Tax Appeal Board are Angelo Valenti, 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: \$62,057
IMPR.: \$122,288
TOTAL: \$184,345

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 wood siding exterior construction with 2,472 square feet of living area. The dwelling was built in 1977 and is approximately 43 years old. Features of the home include a part full basement part concrete slab foundation,¹ central air conditioning, one fireplace, a 462 square foot attached garage and a 960 square foot detached garage. The property has a 27,817 square foot site and is located in Highland Park, West Deerfield Township, Lake County.²

¹ The parties differ regarding the subject's foundation type. The Board finds the best evidence of foundation type is found in the subject's property record card presented by the board of review, which contains a schematic drawing showing a part full basement part concrete slab foundation.

² The Board finds the only description of the subject's site size was provided by the appellant.

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 and within .39 of a mile from the subject. The comparables are improved with two, one story and two, two-story dwellings of brick or wood siding exterior construction that range in size from 2,280 to 3,845 square feet of living area and are either 42 or 43 years old. Each comparable is reported to have an unfinished basement, central air conditioning, and an attached garage ranging in size from 440 to 528 square feet of building area. Three comparables each have one fireplace. The comparables have improvement assessments ranging from \$72,423 to \$183,217 or from \$29.44 to \$47.65 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$67,211 or \$39.22 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 \$184,032. The subject has an improvement assessment of \$122,080 or \$49.39 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 located within the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick and wood siding exterior construction that range in size from 2534 to 2/816 square feet of living area. The comparables were built in either 1977 or 1984. Three comparables each have a concrete slab foundation and two comparables each have a partial basement with either 267 or 900 square feet of finished area. Each comparable has central air conditioning, one fireplace and an attached garage ranging in size from 440 to 506 square feet of building area. The comparables have improvement assessments ranging from \$126,460 to \$143,227 or from \$46.79 to \$50.86 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 appellant 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 parties submitted nine equity comparables for the Board's consideration which are similar to the subject in location but none are truly similar to the subject in design, age, dwelling size and features and none of the comparables have an additional detached garage like the subject. One comparable lacks central air conditioning which is a feature of the subject, one comparable has a considerably large dwelling size than the subject, two comparables have dissimilar one-story designs than the subject, two comparables each have a finished basement unlike the subject's unfinished basement, and four comparables each lack a basement which is a feature of the subject. Nevertheless, these comparables have improvement assessments ranging from \$72,423 to \$143,227 or from \$29.44 to \$50.86 per square foot of living area. The subject's improvement assessment of \$122,080 or \$49.39 per square foot of living area falls within the range established

by the comparables in this record. Based on the evidence in 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 improvement assessment based on inequity is not warranted.

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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