



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

APPELLANT: Charles Morrison
DOCKET NO.: 20-01399.001-R-1
PARCEL NO.: 16-31-208-006

The parties of record before the Property Tax Appeal Board are Charles Morrison, 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: \$52,734
IMPR.: \$95,297
TOTAL: \$148,031

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 is improved with a two-story dwelling of wood siding exterior construction containing 2,089 square feet of living area. The dwelling was built in 1965 and is approximately 55 years old. Features of the home include a slab foundation, central air conditioning, one fireplace, 2½ bathrooms, and an attached garage with 440 square feet of building area. The property has a site with approximately 10,000 square feet of land area located in Deerfield, 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 improved with two-story dwellings of wood siding or brick exterior construction that range in size from 2,317 to 2,608 square feet of living area. The dwellings range in age from 52 to 55 years old. Four comparables have a slab foundation and one comparable has an

unfinished full basement. Each comparable has central air conditioning, one fireplace, 2½ bathrooms and an attached garage ranging in size from 420 to 598 square feet of building area. These properties are located from approximately .11 to .25 of one mile from the subject property. The comparables have improvement assessments ranging from \$88,311 to \$104,148 or from \$37.72 to \$40.43 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$81,732.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$148,031. The subject property has an improvement assessment of \$95,297 or \$45.62 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 improved with two-story dwellings of brick, wood siding, or brick and wood siding exterior construction that range in size from 2,082 to 2,223 square feet of living area. The dwellings were built in 1965 and 1966. Each comparable has a slab foundation, 2½ to 3½ bathrooms, and an attached garage ranging in size from 420 to 462 square feet of building area. Four comparables have central air conditioning and four comparables have one fireplace. These properties are located from approximately .02 to .08 of one mile from the subject property. The comparables have improvement assessments ranging from \$84,170 to \$100,543 or from \$38.00 to \$48.29 per square foot of living area. The board of review requested no change be made to the 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 Board finds the best evidence of assessment equity to be the comparables submitted by the board of review as these properties are more similar to the subject in dwelling size than are the comparables provided by the appellant. These five comparables have improvement assessments that range from \$84,170 to \$100,543 or from \$38.00 to \$48.29 per square foot of living area. Comparable #4 is most similar to the subject in dwelling size has an improvement assessment of \$48.29 per square foot of living area. Board of review comparable #3 may require an upward adjustment as it lacks a fireplace, a feature of the subject property, and a downward adjustment for its additional bathroom fixtures in relation to the subject. Board of review comparable #5 lacks central air conditioning, a feature of the subject property, suggesting this comparable would require an upward adjustment this for amenity. The subject's improvement assessment of \$95,297 or \$45.62 per square foot of living area falls within the range established by the best comparables in this record and is well supported after considering the suggested adjustments. Less weight is given the appellant's comparables due to differences from the subject in dwelling size and the fact that comparable #4 has a full basement unlike the subject's slab foundation.

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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Charles Morrison, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085