



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

APPELLANT: Vladimir Dragojevic  
DOCKET NO.: 20-01952.001-R-1  
PARCEL NO.: 16-26-217-028

The parties of record before the Property Tax Appeal Board are Vladimir Dragojevic, 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:** \$69,755  
**IMPR.:** \$66,967  
**TOTAL:** \$136,722

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 1.5-story dwelling of wood siding exterior construction with 1,587 square feet of living area.<sup>1</sup> The dwelling was constructed in 1922 and is approximately 98 years old. The home has a reported effective age of 1948. Features of the home include an unfinished basement and a 1,600 square foot garage. The property has an approximately 13,264 square foot site and is located in Highland Park, Moraine 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 with the same assessment neighborhood code as the subject and located within 0.33

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<sup>1</sup> The parties differ as to the exterior construction of the subject. The board of review presented two property record cards for the subject, one for the 1.5-story dwelling and the second for the garage. The property record card for the dwelling disclosed it has wood siding exterior construction.

of a mile from the subject property. The comparables are improved with 1.5-story or 2-story dwellings of wood siding exterior construction that range from 1,575 to 1,800 square feet of living area. The dwellings range in age from 85 to 103 years old. Each comparable has an unfinished basement and one fireplace. Two comparables each have central air conditioning and a garage with either 324 or 364 square feet of building area. The comparables have improvement assessments that range from \$42,201 to \$55,720 or from \$26.02 to \$32.00 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$45,943 or \$28.95 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 \$136,722. The subject property has an improvement assessment of \$66,967 or \$42.20 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject and located within 0.46 of a mile from the subject property. Each comparable is improved with a 1.5-story, 1.75-story, or 2-story dwelling of stucco, brick and wood siding, or stucco and wood siding exterior construction that range from 1,418 to 1,761 square feet of living area. The dwellings were built from 1914 to 1929 with effective built dates from 1929 to 1957. Each comparable has a basement with three having finished area, central air conditioning, and one or two fireplaces. Three comparables each have a garage that ranges from 216 to 864 square feet of building area. The comparables have improvement assessments that range from \$70,299 to \$110,282 or from \$44.52 to \$77.77 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 which appear to be outliers with improvement assessments considerably lower than the other comparables in the record. The Board also gives less weight to the appellant's comparables #3 and #4 as well as board of review comparable #4 which differ from the subject in dwelling size and/or lack garages, a feature of the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3 which are relatively similar to the subject in location, design, age, dwelling size, and most features. However, each comparable has a finished basement suggesting downward adjustments to them for this difference would be appropriate to them more equivalent to the subject and each comparable has a considerably smaller garage suggesting upward adjustments

would be appropriate to make them more comparable to the subject for this difference. Nevertheless, these comparables have improvement assessments that range from \$70,299 to \$78,406 or from \$44.52 to \$47.05 per square foot of living area. The subject's improvement assessment of \$66,967 or \$42.20 per square foot of living area falls below the range established by the best comparables in the record. Based on this record and after considering appropriate adjustments to the best comparables for differences, including basement finish and garage size, 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:

November 22, 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

Vladimir Dragojevic, 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