



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

APPELLANT: Ofer Meged
DOCKET NO.: 20-02001.001-R-1
PARCEL NO.: 16-26-406-028

The parties of record before the Property Tax Appeal Board are Ofer Meged, 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 ***a reduction*** 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: \$80,517
IMPR.: \$265,100
TOTAL: \$345,617

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 4,820 square feet of living area. The dwelling was constructed in 1994 and is approximately 26 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 441 square foot garage. The property has an approximately 18,750 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 three equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of Dryvit, stucco or brick exterior construction ranging in size from 4,527 to 5,627 square feet of living area. The dwellings range in age from 24 to 98 years old. The comparables each have a basement, two of which have finished area. Each

comparable has central air conditioning, two to four fireplaces and a garage ranging in size from 618 to 1,181 square feet of building area. The comparables have improvement assessments that range from \$164,982 to \$215,870 or from \$36.44 to \$40.88 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$218,088 or \$45.25 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 \$361,161. The subject property has an improvement assessment of \$280,644 or \$58.22 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. The comparables are improved with two-story dwellings of brick, stone, stone and stucco, or wood siding and stone exterior construction ranging in size from 4,050 to 5,627 square feet of living area. The dwellings were built from 2004 to 2010 with comparable #3 having a reported effective age of 2009. Each comparable has a basement that is finished with a recreation room, central air conditioning, one or two fireplaces and a garage ranging in size from 600 to 836 square feet of building area. The comparables have improvement assessments that range from \$278,987 to \$383,361 or from \$58.80 to \$68.89 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 a reduction in the subject's assessment is warranted based upon the evidence in the record.

The record contains a total of eight suggested equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #2, as well as board of review comparables #3 and #4 due to differences from the subject in dwelling size and/or age.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and board of review comparables #1, #2 and #5, which are overall more similar to the subject in dwelling size and design. The Board finds each comparable has superior features when compared to the subject, such as a finished basement and larger garage, and three comparables have newer dwelling ages when compared to the subject dwelling. Nevertheless, the comparables have improvement assessments that range from \$215,870 to \$319,606 or from \$40.88 to \$66.41 per square foot of living area. The subject's improvement assessment of \$280,644 or \$58.22 per square foot of living area falls within the range established by the best comparables in the record. However, after considering adjustments to the best comparables for differences in age and features when compared to the subject, the Board finds the subject's improvement assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment is 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:

October 18, 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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