



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

APPELLANT: Jeremiah Duggan
DOCKET NO.: 20-02016.001-R-1
PARCEL NO.: 16-36-205-016

The parties of record before the Property Tax Appeal Board are Jeremiah Duggan, 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: \$148,789
IMPR.: \$162,800
TOTAL: \$311,589

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 stucco exterior construction with 4,402 square feet of living area. The dwelling was constructed in 1885 and has an effective age of 1903.¹ Features of the home include a basement with a 1,364 square foot recreation room, central air conditioning, a fireplace, and a 528 square foot garage. The property has a 24,377 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal; no dispute was raised concerning the land assessment. In support of this argument the appellant submitted information on four equity comparables improved with two-story homes

¹ Additional details of the subject property not provided by the appellant have been drawn from the board of review's evidence and the subject's property record card which the Board finds to be the best descriptive data of the subject.

of stucco exterior construction ranging in size from 3,560 to 4,641 square feet of living area. The dwellings range from 70 to 109 years old. The homes each have central air conditioning and one or two fireplaces. Three of the comparables each have a garage ranging in size from 600 to 724 square feet of building area. Three of the homes each have a basement, two of which have finished area. The comparables are located from 0.17 to 0.78 of a mile from the subject property and are within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$114,230 to \$173,758 or from \$32.09 to \$37.44 per square foot of living area.

As part of the appeal, the appellant also disclosed that the subject property is an owner-occupied residence. The Board further takes judicial notice that this property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 19-05889.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$310,131 based on the evidence submitted by the parties.

Based upon the foregoing equity, the appellant requested the subject property's improvement assessment be reduced to \$152,243 or \$34.59 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 \$335,079. The subject property has an improvement assessment of \$186,290 or \$42.32 per square foot of living area.

Also, as part of the "Board of Review Notes on Appeal," the board of review reported that 2019 was the first year of the general assessment cycle for the subject property and that for tax year 2020 an equalization factor of 1.0047 was applied to non-farm properties in Moraine Township.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables improved with two or three-story homes of brick, wood siding, stucco, or brick and stucco exterior construction. The homes range in size from 3,888 to 4,680 square feet of living area. The dwellings were built from 1908 to 1928 and have effective ages ranging from 1910 to 1955. The homes each have a basement, two of which have recreation rooms of 225 and 1,533 square feet of finished area, respectively. Each home has central air conditioning and one to three fireplaces. Four of the comparables each have a garage ranging in size from 440 to 756 square feet of building area. Two of the comparables each have an inground swimming pool. The comparables are located from 0.08 to 0.74 of a mile from the subject property and are within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$164,172 to \$264,495 or from \$39.94 to \$56.52 per square foot of living area. Based upon this evidence, the board of review requested confirmation of the subject property'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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is warranted. In pertinent part, section 16-185 of the Property Tax Code provides:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds that the subject property was the subject matter of an appeal before the Property Tax Appeal Board for the 2019 tax year under Docket No. 19-05889.001-R-1 in which a decision was issued based upon the evidence presented by the parties reducing the subject's assessment to \$310,131. The record further disclosed the subject property is an owner-occupied dwelling. The Board also finds that the 2019 to 2020 tax years are within the same general assessment period and an equalization factor of 1.0047 was applied in Moraine Township in 2020. Furthermore, the decision of the Property Tax Appeal Board for the 2019 tax year has not yet been reversed or modified upon review and there was no evidence the subject property recently sold establishing a different fair cash value. Applying section 16-185 of the Property Tax Code would result in a reduced total assessment of \$311,589, which is less than the 2020 total assessment of the subject property of \$335,079.

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains nine equity comparables submitted by the parties to support their respective arguments. The Board gives less weight to the appellant's comparables #1 and #2 along with the board of review's comparables #1, #3, #4, and #5, as these properties lack finished basement area, lack a garage, and/or have an inground swimming pool, compared to the subject property which has a recreation room and garage but no swimming pool. The Board also gives less weight to the board of review's comparable #2, which is significantly newer than the subject property and has a much smaller recreation room.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #4, which are similar to the subject in location and several features. These comparables also bracket the subject in dwelling size presenting improvement assessments of \$156,983 and \$173,758 or \$36.51 and \$37.44 per square foot of living area, respectively. The subject's improvement assessment after reduction of \$162,800 or \$36.98 per square foot of living area is bracketed by the best comparables in this record. The Board finds on this record that the comparables further demonstrate the subject property was inequitably assessed, but once reduced as an owner-occupied property, is now correctly valued for assessment purposes.

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:

February 15, 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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