



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

APPELLANT: Paul Pulte
DOCKET NO.: 20-02033.001-R-1
PARCEL NO.: 16-36-119-016

The parties of record before the Property Tax Appeal Board are Paul Pulte, 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: \$53,552
IMPR.: \$64,648
TOTAL: \$118,200

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 one-story dwelling of brick exterior construction with 1,505 square feet of living area. The dwelling was constructed in 1959, is approximately 61 years old, and has an effective age of 1963.¹ Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 500 square feet of building area. The property has an approximately 5,190 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located in the same neighborhood code as the subject property. The comparables consist of one-story dwellings of brick exterior construction ranging in size from 1,287 to 1,612

¹ The Board finds the best evidence of age to be the property record card submitted by the board of review.

square feet of living area. The homes are 61 to 67 years old. Each dwelling has central air conditioning and a basement with finished area. Three comparables each have a fireplace, and two comparables have a garage with either 200 or 300 square feet of building area. The comparables have improvement assessments ranging from \$50,878 to \$61,913 or from \$38.41 to \$39.67 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$59,184 or \$39.32 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 \$118,200. The subject property has an improvement assessment of \$64,648 or \$42.96 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 that are located in the same assessment neighborhood code as the subject property. The comparables consist of one-story dwellings of brick, stone, or wood siding exterior construction that were built from 1950 to 1959, with comparable #4 having an effective age of 1960. The homes range in size from 1,366 to 1,536 square feet of living area. Each dwelling has central air conditioning, a basement with three having finished area, and a garage ranging in size from 400 to 552 square feet of building area. Three comparables each have one or two fireplaces. The comparables have improvement assessments ranging from \$59,533 to \$63,903 or from \$41.60 to \$44.14 per square foot of living area. Based on this evidence the board of review requested the subject's assessment be confirmed.

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 parties submitted a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 due to their lack of garage and/or significant difference in dwelling size when compared to the subject. The Board also gives reduced weight to board of review comparable #2 due to its lack of basement finished area as compared to the subject.

The Board finds the best evidence of assessment equity to be the remaining comparables, which are most similar to the subject in dwelling size, age, and features. These comparables had improvement assessments that ranged from \$59,533 to \$63,903 or from \$39.66 to \$44.14 per square foot of living area. The subject's improvement assessment of \$64,648 or \$42.96 per square foot of living area falls within the range established by the best comparables in this record on a per-square-foot basis, and slightly above the range overall which the Board finds logical due to the subject's newer age and larger garage than most of the comparables. Based on this record and after considering adjustments to the best comparables for differences, 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

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