



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

APPELLANT: Carl Ruzicka
DOCKET NO.: 20-02035.001-R-1
PARCEL NO.: 16-36-308-041

The parties of record before the Property Tax Appeal Board are Carl Ruzicka, 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: \$71,216
IMPR.: \$47,064
TOTAL: \$118,280

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 1,272 square feet of living area. The dwelling was constructed in 1951 and is approximately 69 years old. Features of the home include a basement with finished area, two fireplaces, and a garage containing 264 square feet of building area. The property has an approximately 12,650 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The comparables are located in the same neighborhood code as the subject property and are 65 to 71 years old. The comparables consist of one-story dwellings of brick exterior construction ranging in size from 1,408 to 2,193 square feet of living area. One comparable has a slab foundation, one has a crawl-space foundation, and two have basements, one of which has finished area. Three comparables have

central air conditioning, three comparables each have one or two fireplaces, and each comparable has a garage ranging in size from 294 to 720 square feet of building area. The parcels range in size from 9,517 to 21,157 square feet of land area. The comparables sold from April 2018 to July 2019 for prices ranging from \$306,000 to \$485,000 or from \$176.93 to \$262.98 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$93,810.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,280. The subject's assessment reflects a market value of \$355,302 or \$279.33 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. The comparables consist of one-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 1,188 to 1,347 square feet of living area. The dwellings were built from 1927 to 1955, with comparable #4 having an effective age of 1976. Each dwelling has central air conditioning and a basement with finished area. Two of the comparables each have a fireplace, and one comparable has a 324 square foot garage. The parcels range in size from 5,200 to 10,000 square feet of land area. The comparables sold from July 2019 to November 2020 for prices ranging from \$356,500 to \$458,000 or from \$296.21 to \$355.87 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). 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 comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #3, and #4 due to their significantly larger dwelling size, lack of basement, and/or more remote sale dates for valuation as of January 1, 2020. The Board also gives reduced weight to board of review comparables #2 and #4 due to the difference in age when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #2 and board of review comparables #1 and #3, which are most similar to the subject in dwelling size, age, and features, although the board of review comparables lack garages suggesting upward adjustments would be required to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$306,000 to \$458,000 or from \$217.33 to \$355.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$355,302 or \$279.33 per square foot of living area, including land, which is within the range established by

the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences, the Board finds 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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