



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

APPELLANT: Nelly Kvirikadze
DOCKET NO.: 20-02151.001-R-1
PARCEL NO.: 16-15-206-040

The parties of record before the Property Tax Appeal Board are Nelly Kvirikadze, 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: \$35,500
IMPR.: \$194,571
TOTAL: \$230,071

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 brick construction with 3,766 square feet of living area. The dwelling was constructed in 2008. Features of the home include a full basement with 1,338 square feet of finished area, central air conditioning, a fireplace and a two-car garage. The property has an 8,106 square foot site and is located in Highwood, 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 two-story dwellings of brick or stucco exterior construction that were 14 to 27 years old. The homes range in size from 3,238 to 4,831 square feet of living area. Each dwelling has central air conditioning, one or two fireplaces, and a garage ranging in size from 422 to 729

square feet of building area. Each comparable has a full basement, none of which have any finished area. The comparables have improvement assessments ranging from \$157,355 to \$219,394 or from \$43.79 to \$48.64 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$175,533 or \$46.61 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 \$230,071. The subject property has an improvement assessment of \$194,571 or \$51.67 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables that are located in the same assessment neighborhood code as the subject property. Board of review comparables #2 and #3 are the same properties as appellant's comparables #4 and #3 respectively. The comparables consist of 2-story or 2.5-story dwellings of brick, brick and wood siding, or stucco and stone exterior construction that were built in 2006. The homes range in size from 3,238 to 4,368 square feet of living area. Each dwelling has a full basement, one of which has 1,081 square feet of finished area, all have central air conditioning and a garage ranging in size from 341 to 429 square foot of building area. The comparables have improvement assessments ranging from \$157,355 to \$212,451 or from \$48.60 to \$53.37 per square feet 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 parties submitted a total of five equity comparables, two of which were common properties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 which are significantly older dwellings when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #3 and #4 and board of review comparables #1, #2, and #3, where there are two common properties, as these are similar to the subject property's age. These comparables had improvement assessments that ranged from \$157,355 to \$212,451 or from \$48.60 to \$53.37 per square foot of living area. The subject's improvement assessment of \$194,571 or \$51.67 per square foot of living area falls within the range established by the best comparables in this record. The Board further finds the assessment is supported given the subject's 1,338 square feet of finished basement area, larger than any comparable dwelling. Based on this record 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:

May 17, 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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