



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

APPELLANT: Christine Hill
DOCKET NO.: 20-02197.001-R-1
PARCEL NO.: 16-34-401-009

The parties of record before the Property Tax Appeal Board are Christine Hill, 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: \$74,863
IMPR.: \$128,348
TOTAL: \$203,211

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 exterior construction with 3,194 square feet of living area. The dwelling was constructed in 1977 and is 43 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 484 square foot garage. The property has an approximately 20,000 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 four suggested equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,220 to 3,457 square feet of living area. The dwellings are 36 to 57 years old. Three comparables have full unfinished basements and one comparable has a crawl space foundation. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 460 to 600

square feet of building area. The comparables have improvement assessments that range from \$112,852 to \$125,252 or from \$35.05 to \$37.06 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$115,463.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$203,211. The subject property has an improvement assessment of \$128,348 or \$40.18 per square foot of living area. In support of its contention of the correct assessment the board of review submitted the subject's property record card and a grid analysis of five suggested equity comparables located within the same assessment neighborhood as the subject property. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,119 to 3,407 square feet of living area. The dwellings were built in 1977 or 1979 with comparable #3 having an effective year built of 1988. Each comparable has a basement that is finished with a recreation room, central air conditioning, one fireplace, and a garage ranging in size from 483 to 627 square feet of building area. Two comparables have inground swimming pools. The comparables have improvement assessments ranging from \$136,142 to \$155,441 or \$40.89 to \$48.70 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine suggested comparables for the Board's consideration. The Board gives less weight to appellant's comparable #2 which has a crawl space foundation unlike the subject's full basement foundation. The Board gives less weight to board of review comparables #1 and #2 as each has an inground swimming pool which is not a feature of the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which have varying degrees of similarity to the subject in age, dwelling size, and features. Moreover, the Board finds the appellant's comparables have unfinished basements like the subject but are older in age while the board of review comparables are more similar to the subject in age but have finished basement area unlike the subject. Nevertheless, these comparables have improvement assessments ranging from \$112,852 to \$147,416 or \$35.05 to \$44.88 per square foot of living area. The subject's improvement assessment of \$128,348 or \$40.18 per square foot of living area is within the range established by the best comparables in this record. Based on this evidence and after considering adjustments to the best comparables for differences in age and features when compared to the subject, the Board finds the appellant did not prove by clear and convincing evidence that 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:

November 22, 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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