



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

APPELLANT: Nicolaie Izbasa
DOCKET NO.: 20-02303.001-R-1
PARCEL NO.: 16-36-101-007

The parties of record before the Property Tax Appeal Board are Nicolaie Izbasa, 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: \$51,654
IMPR.: \$116,486
TOTAL: \$168,140

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 2-story dwelling of brick exterior construction with 2,450 square feet of living area. The dwelling was built in 1971 and is approximately 49 years old. Features of the property include an unfinished basement, central air conditioning, one fireplace and a detached garage with 528 square feet of building area. The property has approximately 6,480 square feet of land area 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 equity comparables improved 1.5-story or 2-story dwellings with brick exteriors ranging in size from 2,150 to 2,772 square feet of living area. The dwellings range in age from 62 to 75 years old. Each comparable has a full basement with two having finished area, central air conditioning, and one or two fireplaces. Three comparables each have an attached or a detached garage ranging in

size from 240 to 612 square feet of building area. These comparables have improvement assessments ranging from \$97,253 to \$107,188 or from \$37.42 to \$45.92 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$106,636.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$168,140. The subject property has an improvement assessment of \$116,486 or \$47.55 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables improved with 2-story dwellings of wood siding, brick and vinyl siding, or brick and wood siding exteriors ranging in size from 2,323 to 2,757 square feet of living area. The dwellings were built from 1940 to 1962 with effective years built from 1967 to 1980. Each comparable has a full basement with a recreation room, central air conditioning, one or two fireplaces and an attached or a detached garage ranging in size from 276 to 613 square feet of building area. These comparables have improvement assessments ranging from \$115,799 to \$143,892 or from \$49.28 to \$55.04 per square foot of living area.

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 record contains nine comparables submitted by the parties to support their respective positions which are similar to the subject in location, design, and dwelling size. However, the Board finds all the comparables are older than the subject dwelling, seven comparables have finished basement area in relation to the subject's unfinished basement and one comparable does not have a garage which is a feature of the subject. Nevertheless, these comparables have improvement assessments that range from \$97,253 to \$143,892 or from \$37.42 to \$55.04 per square foot of living area. The subject's improvement assessment of \$116,486 or \$47.55 per square foot of living area falls within the range established by the comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported.

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: 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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