



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

APPELLANT: Amy & Derek Spsychalski
DOCKET NO.: 20-02331.001-R-1
PARCEL NO.: 15-30-304-002

The parties of record before the Property Tax Appeal Board are Amy & Derek Spsychalski, 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: \$43,568
IMPR.: \$189,743
TOTAL: \$233,311

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 4,179 square feet of living area. The dwelling was constructed in 2001 and is approximately 19 years old. Features of the home include a basement that is finished with a 1,723 square foot recreation room, central air conditioning, a fireplace and a 704 square foot garage. The property has an approximately 41,820 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on four equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick exterior construction ranging in size from 3,548 to 3,918 square feet of living area. The dwellings range in age from 29 to 33 years old. The

comparables each have a basement, two of which have either 1,205 or 1,301 square feet of finished area. Each comparable has a central air conditioning, one or two fireplaces and a garage ranging in size from 720 to 1,888 square feet of building area. The comparables have improvement assessments that range from \$146,394 to \$157,290 or from \$40.09 to \$41.26 per square foot of living area. Based on this evidence, the appellants requested the subject's improvement assessment be reduced to \$169,249 or \$40.50 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 \$233,311. The subject property has an improvement assessment of \$189,743 or \$45.40 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 with the same assessment neighborhood code as the subject. The comparables are improved with one-story or two-story dwellings of brick exterior construction ranging in size from 3,177 to 4,164 square feet of living area. The dwellings were built from 1984 to 1998. The comparables each have a basement, three of which have a recreation room ranging in size from 1,048 to 2,079 square feet of finished area. Each comparable has central air conditioning, one to four fireplaces and a garage ranging in size from 962 to 1,089 square feet of building area. The comparables have improvement assessments that range from \$162,642 to \$190,760 or from \$43.82 to \$51.19 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 taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of eight suggested equity comparables for the Board's consideration. The Board has given less weight to the appellants' comparables #1 and #2 as each dwelling has an unfinished basement, while the subject dwelling has a basement finished with a recreation room. The Board has given reduced weight to board of review comparables #1, #2 and #3, which differ from the subject in that they have an inground swimming pool and/or a dissimilar one-story design when compared to the subject dwelling. Furthermore, board of review comparable #2 has a considerably smaller dwelling size, when compared to the subject and board of review comparable #3 has no basement recreation room, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellants' comparables #3 and #4, along with board of review comparable #4. The Board finds these comparables are overall more similar to the subject in design and features. However, the Board finds the comparable dwellings are somewhat smaller in size, older in age and have less finished basement area, when compared to the subject. The comparables have improvement assessments that range from \$146,394 to \$168,582 or from \$40.50 to \$46.10 per square foot of living area. The subject's

improvement assessment of \$189,743 or \$45.40 per square foot of living area falls above the range established by the best comparables in the record in terms of overall improvement assessment, but within the range on a square foot basis, which appears to be logical given its larger dwelling size, newer age and additional finished basement area. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellants 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:

October 18, 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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