



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

APPELLANT: Eusebio Alfaro  
DOCKET NO.: 20-02458.001-R-1  
PARCEL NO.: 15-07-300-003

The parties of record before the Property Tax Appeal Board are Eusebio Alfaro, 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:** \$49,229  
**IMPR.:** \$195,231  
**TOTAL:** \$244,460

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 construction with 4,559 square feet of living area. The dwelling was constructed in 2007. Features of the home include a full walkout basement, that has finished area, central air conditioning, two fireplaces, an attached 800 square foot garage and a detached 1,800 square foot garage. The property has an approximately 203,430 square foot site and is located in Long Grove, Vernon 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 comparable properties that are located from .26 to .71 of a mile from the subject. The comparables are improved with 2-story dwellings containing from 3,961 to 5,085 square feet of living area. The dwellings were built from 1986 to 1991. The comparables have full or partial basements, each of which have finished area, and two of which have a walkout. The comparables have central air

conditioning, two or three fireplaces and an attached garage ranging in size from 594 to 1,068 square feet of building area. The comparables have improvement assessments ranging from \$117,877 to \$151,220 or from \$24.42 to \$35.90 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$244,460. The subject property has an improvement assessment of \$195,231 or \$42.82 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five comparable properties that are located from .08 to .33 of a mile from the subject. The comparables are improved with 1-story or 2-story dwellings containing from 5,395 to 7,180 square feet of living area. The dwellings were built from 1990 to 1999. The comparables have full basements, each of which have finished area, and two of which have a walkout. The comparables have central air conditioning, three or four fireplaces and an attached garage ranging in size from 912 to 1,582 square feet of building area. Two comparables each have a swimming pool. The comparables have improvement assessments ranging from \$235,592 to \$311,264 or from \$43.35 to \$43.67 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 a total of seven comparable properties for the Board's consideration. The Board gives less weight to the board of review's comparables due to their significantly larger dwelling size or their swimming pool feature, which is not a feature of the subject. The Board finds the appellant's comparables are similar to the subject in location, style and some features. However, each of the appellant's comparables has a considerably older dwelling, each lacks an additional detached 1,800 square foot garage, two differ considerably in dwelling size and two lack a basement walkout. Nevertheless, the best comparables have improvement assessments ranging from \$117,877 to \$151,220 or from \$24.42 to \$35.90 per square foot of living area. The subject's improvement assessment of \$195,231 or \$42.82 per square foot of living area falls above the range established by the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's higher improvement assessment is justified. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not warranted.

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:

December 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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APPELLANT

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COUNTY

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