



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

APPELLANT: Judith Boba
DOCKET NO.: 20-02479.001-R-1
PARCEL NO.: 15-25-405-003

The parties of record before the Property Tax Appeal Board are Judith Boba, 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: \$71,884
IMPR.: \$231,728
TOTAL: \$303,612

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-story¹ dwelling of wood siding and brick exterior construction with 4,396 square feet of living area. The dwelling is approximately 25 years old. Features of the home include a full basement, central air conditioning, two fireplaces, and a garage containing 885 square feet of building area. The property also has an 850 square foot inground swimming pool.² The property has an approximately 45,000 square foot site and is located in Riverwoods, Vernon Township, Lake County.

¹ The appellant's grid describes the dwelling as a conventional two-story house, however, the property record card submitted by the board of review lists the house as one story. The Board finds the property record card to be the best evidence of the home's design in the record.

² The property record card submitted by the board of review describes the subject property as also containing an 850 square foot inground swimming pool which was not refuted with any rebuttal evidence by the appellant.

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 wood siding or brick exterior construction that are between 20 and 41 years old. The homes range in size from 3,584 to 4,994 square feet of living area. Each dwelling has central air conditioning, one to three fireplaces, and a full basement with comparable #4 having 913 square feet of finished area. Each comparable has a garage ranging in size from 592 to 1,276 square feet of building area. The comparables have improvement assessments ranging from \$175,349 to \$240,164 or from \$44.58 to \$48.93 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$205,073 or \$46.65 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 \$303,612. The subject property has an improvement assessment of \$231,728 or \$52.71 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 that are located in the same assessment neighborhood code as the subject property. The comparables consist of one or two-story dwellings of brick, wood siding, or brick and wood siding exterior construction that were built between 1987 and 1995. The homes range in size from 4,277 to 4,406 square feet of living area. Each of the dwellings has central air conditioning, one or three fireplaces, and garage ranging in size from 624 to 999 square feet of building area. Each comparable has a basement with comparables #2 and #4 having 1,326 and 2,300 square feet of finished area, respectively. Comparables #2 and #3 feature inground swimming pools. The comparables have improvement assessments ranging from \$242,344 to \$272,104 or from \$55.79 to \$62.87 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 eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables along with board of review comparables #1 and #3 due to their dissimilar age or design.

The Board finds the best evidence of assessment equity to be board of review comparables #2 and #4. The Board finds these comparables are more similar to the subject in location, dwelling size, design, age, and features. These comparables have improvement assessments of \$242,344 and \$248,503 or \$55.79 and \$58.10 per square foot of living area. The subject's improvement

assessment of \$231,728 or \$52.71 per square foot of living area falls below the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Judith Boba, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085