



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

APPELLANT: Omar Dalloul  
DOCKET NO.: 20-02718.001-R-1  
PARCEL NO.: 15-07-101-008

The parties of record before the Property Tax Appeal Board are Omar Dalloul, 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:** \$79,292  
**IMPR.:** \$329,837  
**TOTAL:** \$409,129

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 7,335 square feet of living area. The dwelling was constructed in 2003 and is approximately 17 years old. Features of the home include a basement with finished area, central air conditioning, five fireplaces, a 1,418 square foot garage, and an inground swimming pool.<sup>1</sup> The property has an approximately 135,734 square foot site and is located in Long Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with regard to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same assessment neighborhood code as the subject. The

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<sup>1</sup> Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

comparables are improved with 2-story homes of brick exterior construction ranging in size from 5,406 to 6,903 square feet of living area. The dwellings range in age from 25 to 34 years old. Each home has a basement with finished area, central air conditioning, two or three fireplaces, and a garage ranging in size from 782 to 1,080 square feet of building area. Comparable #4 has an inground swimming pool.<sup>2</sup> The comparables have improvement assessments ranging from \$207,721 to \$288,261 or from \$35.86 to \$41.76 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 \$409,129. The subject property has an improvement assessment of \$329,837 or \$44.97 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 located within the same assessment neighborhood code as the subject. Comparables #3 and #4 are the same properties as the appellant's comparables #2 and #4. The comparables are improved with 2-story homes of brick or brick and wood siding exterior construction ranging in size from 5,466 to 7,184 square feet of living area. The dwellings were built from 1986 to 1996. Each home has a basement with finished area, two of which are walkout basements, central air conditioning, two to four fireplaces, and a garage ranging in size from 782 to 2,315 square feet of building area. Comparable #1 has a metal utility shed and comparable #4 has an inground swimming pool. The comparables have improvement assessments ranging from \$228,247 to \$311,264 or from \$41.40 to \$43.35 per square foot of living area. Based on this evidence the board of review requested the subject's improvement assessment be sustained.

### **Conclusion of Law**

The appellant 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 a total of six equity comparables, with two common comparables, for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 and the appellant's comparable #4/board of review's comparable #4, which are significantly smaller homes than the subject dwelling. The Board gives less weight to the board of review's comparable #1 which is less similar to the subject in age than other comparables in this record.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2/board of review's comparable #3 and the board of review's comparable #3, which are similar to the subject in dwelling size, age, location, and most features, although these properties are smaller homes than the subject and lack an inground swimming pool that is a feature of the

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<sup>2</sup> Comparable #4 is the same property as the board of review's comparable #4, which was reported by the board of review to have an inground swimming pool. This feature was not refuted by the appellant in written rebuttal.

subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments of \$288,261 and \$311,264 or \$43.35 and \$41.40 per square foot of living area, respectively. The subject's improvement assessment of \$329,837 or \$44.97 per square foot of living area falls above the best comparables in this record, but appears to be justified given the subject's larger dwelling size and inground swimming pool which the best comparables lack. Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to the subject, 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

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: January 17, 2023



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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