



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

APPELLANT: Sylvia Finckle
DOCKET NO.: 20-02732.001-R-1
PARCEL NO.: 15-23-301-084

The parties of record before the Property Tax Appeal Board are Sylvia Finckle, 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: \$40,636
IMPR.: \$133,800
TOTAL: \$174,436

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 part 1-story and part 2-story dwelling¹ of brick exterior construction with 3,370 square feet of living area. The dwelling was constructed in 1994 and is approximately 26 years old. The home has a concrete slab foundation and features central air conditioning, a fireplace, and an attached garage with 441 square feet of building area. The property is located in Lincolnshire, 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 equity

¹ While the appellant describes the subject as a 2-story dwelling and the board of review describes the subject as a 1-story home, the Board finds the best description of the subject is the subject's property record card submitted by the board of review which contains a schematic drawing of the subject's floor plan with measurements which indicates that the subject is a part 1-story and part 2-story dwelling.

comparables located in the same assessment neighborhood code as the subject property. The comparables consist of similar part 1-story and part 2-story dwellings of brick exterior construction ranging in size from 3,125 to 3,444 square feet of living area. The ages of the comparables range from 25 to 27 years old. The comparables each have a concrete slab foundation, central air conditioning, one or two fireplaces, and a garage ranging in size from 400 to 483 square feet of building area. The comparables have improvement assessments that range from \$106,818 to \$131,841 or from \$33.25 to \$38.28 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$123,005 or \$36.50 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 \$174,436. The subject property has an improvement assessment of \$133,800 or \$39.70 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 located in the same assessment neighborhood code as the subject property. The comparables reportedly consist of part 1-story and part 2-story dwellings² of brick exterior construction ranging in size from 3,125 to 3,354 square feet of living area. The homes were built in 1993 or 1994. Each comparable has a concrete slab foundation and features central air conditioning, one or two fireplaces, and a garage containing either 441 or 483 square feet of building area. The comparables have improvement assessments that range from \$125,235 to \$134,800 or from \$40.05 to \$40.28 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine equity comparables in support of their positions before the Property Tax Appeal Board. The Board finds the comparables to be remarkably similar to the subject in location, age, design, dwelling size, foundation, exterior construction, garage size, and virtually all features. These very similar comparables have improvement assessments ranging from \$106,818 to \$134,800 or from \$33.25 to \$40.28 per square foot of living area. The subject's improvement assessment of \$133,800 or \$39.70 per square foot of living area falls within the higher end of the range established by the comparables in this record both in terms of overall improvement assessment and on a per square foot basis. However, although the subject's

² The board of review reports its comparables as 1-story in design, however, each comparable has a total above grade area that is larger than the ground floor areas, suggesting that these comparables are part 1-story and part 2-story dwellings.

improvement assessment is at the higher end of the aforementioned range, the Board finds that based on this record the appellant did not establish by clear and convincing evidence that the subject dwelling is inequitably assessed due to lack of more distinguishing descriptive information such as condition, traffic flow, lot view, etc. which may explain the range in the improvement assessments of these otherwise quite similar comparables and would also assist the Board in its comparative analysis. The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties with similar characteristics that are located within the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. Therefore, on this record, a reduction in the subject's improvement 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: 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

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

APPELLANT

Sylvia Finckle, 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