



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

APPELLANT: Robert Tucker
DOCKET NO.: 20-02888.001-R-1
PARCEL NO.: 12-21-117-020

The parties of record before the Property Tax Appeal Board are Robert Tucker, 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: \$76,931
IMPR.: \$120,359
TOTAL: \$197,290

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-story dwelling of wood siding exterior construction with 2,028 square feet of living area. The dwelling was built in 1910 and is approximately 110 years old. The dwelling has an effective construction date of 1938. Features of the home include an unfinished partial basement, central air conditioning, two fireplaces and a detached garage with 572 square feet of building area. The property has a 6,250 square foot site located in Lake Bluff, Shields 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 three equity comparables improved with two-story dwellings of stucco or wood siding exterior construction ranging in size from 2,251 to 2,516 square feet of living area. The homes range in age from 100 to 110 years old. Each comparable has a full or partial basement with one having finished area,

central air conditioning and a detached garage ranging in size from 400 to 525 square feet of building area. Two comparables have one or two fireplaces. These properties are located from approximately .03 to .12 of one mile from the subject property. The comparables have improvement assessments ranging from \$97,928 to \$140,564 or from \$43.50 to \$56.23 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$102,819.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$197,290. The subject property has an improvement assessment of \$120,359 or \$59.35 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 improved with 1.5-story or 2-story dwellings of wood siding exterior construction that range in size from 1,850 to 2,144 square feet of living area. The homes were built from 1900 to 1930 and have effective construction dates from 1925 to 1980. Each property has a full or partial basement with three having finished area, central air conditioning, and one or two fireplaces. Four comparables have an attached or detached garage ranging in size from 200 to 484 square feet of building area. These properties are located within .17 of one mile from the subject property. Their improvement assessments range from \$124,087 to \$161,100 or from \$61.52 to \$84.18 per square foot of living area.

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 Board finds the best evidence of assessment equity to be appellant's comparable #1 and board of review comparables #2, #3 and #4 as these comparables are most similar to the subject in size and relative features. These comparables have improvement assessments ranging from \$97,928 to \$148,323 or from \$43.50 to \$73.46 per square foot of living area. The three board of review comparables have a narrower range from \$61.52 to \$73.46 per square foot of living area. The subject's improvement assessment of \$120,359 or \$59.35 per square foot of living area falls within the range established by the best comparables in this record. Less weight is given appellant's comparables #2 and #3 due to differences from the subject dwelling in size. Less weight is given board of review comparable #5 as the property has a much newer effective age than the subject property. Less weight is given board of review comparable #1 as the improvement assessment for this comparable is an outlier at \$84.18 per square foot of living area when contrasted with the other comparables in this record. Based on this record the Board finds the assessment of the subject property as established by the board of review is correct 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:

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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