



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

APPELLANT: Steve Rybin  
DOCKET NO.: 20-03293.001-R-1  
PARCEL NO.: 15-29-404-008

The parties of record before the Property Tax Appeal Board are Steve Rybin, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** 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:** \$32,184  
**IMPR.:** \$145,824  
**TOTAL:** \$178,008

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 frame construction with 3,038 square feet of living area.<sup>1</sup> The dwelling was constructed in 1979. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached 484 square foot garage. The property has an 8,620 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted assessment information on four equity comparables that are located from .04 to .12 of a mile from the subject. The comparables are improved with two-story dwellings containing from 2,847 to 2,932 square feet

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<sup>1</sup> The Board finds the subject has 3,038 square feet of living area based on the sketch of the subject dwelling, along with the appellant's explanation that the subject has a partial cathedral ceiling, which was not refuted by the board of review.

of living area. The dwellings were built in 1979 or 1982. The comparables have unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 400 to 484 square feet of living area. The comparables have improvement assessments ranging from \$123,188 to \$129,536 or from \$42.02 to \$45.02 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 \$185,177. The subject property has an improvement assessment of \$152,993 or \$50.36 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 that are located from .07 to .40 of a mile from the subject. The comparables are improved with two-story dwellings containing from 2,682 to 2,956 square feet of living area. The dwellings were built in 1979 or 1980, with two homes built in 1979 and 1980 having 1983 and 1987 effective ages. The comparables have basements, three of which have finished area, central air conditioning and an attached garage ranging in size from 440 to 484 square foot of building area. Four comparables each have a fireplace and one comparable has a swimming pool. The comparables have improvement assessments ranging from \$136,804 to \$151,210 or from \$48.01 to \$51.15 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 with respect to the subject's improvement 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine equity comparables for the Board's consideration. The Board gives less weight to the board of review's comparables #1, #3, #4 and #5, due to their finished basement area or their considerably smaller dwelling size, when compared to the subject. In addition, the board of review's comparable #5 has a swimming pool, unlike the subject. The Board finds the parties' remaining comparables are similar to the subject in location, style, age and most features. However, each of the best comparables has a smaller dwelling size, when compared to the subject. Nevertheless, the best comparables have improvement assessments ranging from \$123,188 to \$139,029 or from \$42.02 to \$48.01 per square foot of living area. The subject's improvement assessment of \$152,993 or \$50.36 per square foot of living area falls above the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is excessive. Based on this record, the Board finds the appellant demonstrate with clear and convincing evidence that the

subject's improvement is inequitably assessed and a reduction in the subject's assessment is 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: September 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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COUNTY

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