



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

APPELLANT: Steven & Lynn Muslin
DOCKET NO.: 21-00364.001-R-1
PARCEL NO.: 16-36-211-003

The parties of record before the Property Tax Appeal Board are Steven & Lynn Muslin, the appellants, 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: \$158,350
IMPR.: \$93,885
TOTAL: \$252,235

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2021 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 wood siding exterior construction with 2,845 square feet of living area. The dwelling was constructed in 1925, is approximately 96 years old, and has a reported effective age of 1932.¹ Features of the home include a concrete slab foundation, central air conditioning, three fireplaces, and a 299 square foot garage. The property has an approximately 27,425 square foot site and is located in Highland Park, Moraine Township, Lake County.

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

¹ Additional details regarding the subject property not reported by the appellants are found in the subject's property record card presented by the board of review.

comparables are reported to be improved with 1.8-story or 2-story homes of brick or wood siding exterior construction ranging in size from 2,494 to 3,356 square feet of living area. The dwellings range in age from 76 to 95 years old. Each home has a full basement with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 308 to 572 square feet of building area. The comparables have improvement assessments ranging from \$71,903 to \$103,206 or from \$28.04 to \$30.75 per square foot of living area. Based on this evidence the appellants 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 \$252,235. The subject property has an improvement assessment of \$93,885 or \$33.00 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 within the same assessment neighborhood code as the subject property. The comparables are improved with 1.5-story or 2-story homes of wood siding, stucco, or wood siding and stucco exterior construction ranging in size from 2,587 to 2,892 square feet of living area. The dwellings were built from 1908 to 1949 with comparables #1, #2, #3, and #5 having effective ages ranging from 1933 to 1973. Four homes each have a full or partial basement, one of which is a walkout basement with finished area, and one home has a concrete slab foundation. Each comparable has one to three fireplaces and one or two garages ranging in size from 280 to 782 square feet of building area. Four homes have central air conditioning. The comparables have improvement assessments ranging from \$97,830 to \$157,055 or from \$36.68 to \$56.05 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's improvement assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of nine equity comparables for the Board's consideration. The Board gives less weight to the appellants' comparables #2 and #4, which are less similar to the subject in dwelling size than other comparables in this record. The Board gives less weight to the board of review's comparable #3, which has two garages unlike the subject.

The Board finds the best evidence of assessment equity to be the appellants' comparables #1 and #3 and the board of review's comparables #1, #2, #4, and #5, which have varying degrees of similarity to the subject. These comparables have improvement assessments that range from \$77,552 to \$157,055 or from \$28.04 to \$56.05 per square foot of living area. The subject's improvement assessment of \$93,885 or \$33.00 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after

considering appropriate adjustments to the best comparables for differences when compared to the subject, such as age/effective age and foundation type, the Board finds the appellants 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:

October 18, 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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