



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

APPELLANT: Gary Lazar
DOCKET NO.: 21-00392.001-R-1
PARCEL NO.: 16-34-105-019

The parties of record before the Property Tax Appeal Board are Gary Lazar, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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: \$78,996
IMPR.: \$188,343
TOTAL: \$267,339

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 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 brick exterior construction with 4,017 square feet of living area. The dwelling was constructed in 1966 and is approximately 55 years old, that has an effective age of 1969. Features of the home include a basement with finished area, central air conditioning, a fireplace and a garage with 506 square feet of building area. The property has an approximately 14,380 square foot site and is located in Deerfield, Moraine 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 suggested equity comparables that are in the same assessment neighborhood code as the subject and located within 0.37 of a mile from the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,806 to 4,171 square feet of living area. The dwellings range in age from 53 to 60 years old. Two comparables have a basement, one with finished area, one comparable has a finished lower level and one comparable has a crawl space foundation. Each comparable has one or two fireplaces and a garage ranging in size from 462 to 630 square feet of building area. Three comparables have central air conditioning. The

comparables have improvement assessments ranging from \$170,561 to \$183,323 or from \$41.00 to \$44.81 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$174,639 or \$43.47 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 \$267,339. The subject property has an improvement assessment of \$188,343 or \$46.89 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five suggested equity comparables that are in the same assessment neighborhood code as the subject and located within 0.25 of a mile from the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 3,880 to 4,088 square feet of living area. The dwellings were built from 1964 to 1968 that have effective ages that range from 1972 to 1987. Each comparable has a basement, four with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 676 square feet of building area. Comparable #5 has an inground swimming pool. The comparables have improvement assessments ranging from \$190,106 to \$224,965 or from \$49.00 to \$55.57 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 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 nine suggested comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3 due to their difference in foundation type and/or lack of central air conditioning when compared to the subject. The Board gave reduced weight to the appellant's comparable #4 along with the board of review comparables #1 and #5 due to their unfinished basements and/or an inground swimming pool, a feature the subject lacks.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 along with the board of review comparables #2, #3 and #4 which are relatively similar to the subject in location, design, dwelling size, age and features. These most similar comparables have improvement assessments ranging from \$171,058 to \$224,965 or from \$43.74 to \$55.57 per square foot of living area. The subject property has an improvement assessment of \$188,343 or \$46.89 per square foot of living area, which falls within the best comparables in the record. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitably assessed and a reduction in the 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:

August 22, 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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