



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

APPELLANT: John Krzynowek
DOCKET NO.: 21-00619.001-R-1
PARCEL NO.: 12-17-212-068

The parties of record before the Property Tax Appeal Board are John Krzynowek, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; and the Lake County Board of Review.¹

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: \$62,949
IMPR.: \$226,845
TOTAL: \$289,794

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 two-story dwelling of wood siding exterior construction with 4,958 square feet of living area. The dwelling was constructed in 1987 and is approximately 34 years old. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a 550 square foot garage. The property has an approximately 16,000 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 20-02883.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of

¹ The parties agreed to forego the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

the subject property to \$291,397 based on the evidence. In its submission, the board of review reported that 2019 was the beginning of the subject's general assessment cycle.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 4,358 to 4,675 square feet of living area. The homes range in age from 27 to 34 years old. Each comparable has a basement, three with finished area, central air conditioning, one to three fireplaces and a garage ranging in size from 704 to 836 square feet of building area. The comparables have improvement assessments that range from \$147,036 to \$182,108 or from \$33.71 to \$41.47 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$184,313 or \$37.17 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 \$290,769. The subject has an improvement assessment of \$227,820 or \$45.95 per square foot of living area. The board of review disclosed that an equalization factor of 0.9945 was applied for the 2021 tax year in Shields Township.

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 are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 4,224 to 4,427 square feet of living area. The homes were built from 1985 to 1987. Each comparable has a basement with finished area, central air conditioning, two to four fireplaces and a garage with either 704 or 936 square feet of building area. Comparable #1 also has a frame and glass greenhouse amenity. The comparables have improvement assessments that range from \$205,067 to \$240,609 or from \$47.27 to \$55.72 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 appellant 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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board finds that the subject property was the matter of an appeal before this Board for the prior tax year under Docket Number 20-02883.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the subject's assessment to \$291,397. The Property Tax Appeal Board takes notice that Shields Township's general assessment period began in the 2019 tax year and continues through the 2022 tax year. The

Board also finds this record shows that a 0.9945 equalization factor was issued in Shields Township for the 2021 tax year. The Board further finds section 16-185 of the Property Tax Code is controlling in this appeal (35 ILCS 200/16-185).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board finds the subject property is an owner-occupied residence and that the 2020 and 2021 tax years are within the same general assessment period for Shields Township. The record contains no evidence showing the subject property sold in an arm's length transaction establishing a different fair cash value. Furthermore, the decision of the Property Tax Appeal Board for the 2020 tax year has not yet been reversed or modified upon review. For these reasons, the Property Tax Appeal Board finds that the prior year's 2020 decision should be carried forward to the 2021 tax year pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus application of the 2021 equalization factor of 0.9945. ($\$291,397 \times 0.9945 = \$289,794$).

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains nine equity comparables. The comparables have varying degrees of similarity to the subject in location, age, dwelling size and features. These properties have improvement assessments ranging from \$147,036 to \$240,609 or from \$33.71 to \$55.72 per square foot of living area. The subject's improvement assessment after reduction is \$226,845 or \$45.75 per square foot of living area which falls within the range established by the comparables in this record. The Board finds on this record that the comparables demonstrate the subject property, once reduced as an owner-occupied property, is correctly valued for assessment purposes.

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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