



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

APPELLANT: Jeffery Charnogorsky
DOCKET NO.: 21-00682.001-R-1
PARCEL NO.: 14-05-401-006

The parties of record before the Property Tax Appeal Board are Jeffery Charnogorsky, 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: \$39,563
IMPR.: \$136,111
TOTAL: \$175,674

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 wood siding exterior construction with 3,326 square feet of living area. The dwelling was constructed in 1990 and is approximately 31 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, a garage containing 690 square feet of building area, and an inground swimming pool.¹ The property has an approximately 77,800 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends assessment inequity with regard to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within .49 of a mile of the subject and within the subject's assessment

¹ Details not reported by the appellant were drawn from the subject's property record card submitted by the board of review, which were not refuted by the appellant.

neighborhood. The comparables consist of 2-story dwellings of wood siding exterior construction ranging in size from 3,574 to 3,942 square feet of living area. The homes are 32 or 34 years old. Each dwelling has central air conditioning, two fireplaces, an unfinished basement, and a garage ranging in size from 726 to 792 square feet of building area. The comparables have improvement assessments ranging from \$118,156 to \$141,058 or from \$29.97 to \$39.47 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$120,401 or \$36.20 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 \$175,674. The subject property has an improvement assessment of \$136,111 or \$40.92 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 .62 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of 1.5-story or 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,274 to 3,342 square feet of living area. The homes were built from 1989 to 1993. Each dwelling has central air conditioning, one or two fireplaces, an unfinished basement, and a garage ranging in size from 616 to 894 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have improvement assessments ranging from \$146,380 to \$161,690 or from \$44.59 to \$48.38 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 a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparable #1 due to its larger dwelling in relation to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables, which are similar to the subject in age, location, dwelling size, and some features, noting that upward adjustments for the lack of inground swimming pool would be necessary to make the comparables more equivalent to the subject. These comparables have improvement assessments that range from \$140,536 to \$161,690 or from \$39.11 to \$48.38 per square foot of living area. The subject's improvement assessment of \$136,111 or \$40.92 per square foot of living area falls below the range established by the best comparables in this record overall and within the range on a per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant 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:

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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COUNTY

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