



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

APPELLANT: Donald Bielinski  
DOCKET NO.: 21-01709.001-R-1  
PARCEL NO.: 14-12-305-017

The parties of record before the Property Tax Appeal Board are Donald Bielinski, 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:** \$32,475  
**IMPR.:** \$144,214  
**TOTAL:** \$176,689

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 and wood siding exterior construction with 3,620 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, a fireplace and a garage containing 690 square feet of building area. The property has an 38,481 square foot site and is located in Hawthorn Woods, Ela 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 .41 of a mile from the subject property. The comparables are improved with 2-story dwellings of either brick or wood siding exterior construction ranging in size from 3,245 to 4,070 square feet of living area that range in age from 16 to 34 years old. Each comparable has an unfinished basement, central air conditioning and a garage ranging in size from 651 to 888 square feet of building area. Three comparables each have a fireplace. The comparables have improvement assessments ranging from

\$114,024 to \$153,435 or from \$30.11 to \$37.70 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,689. The subject property has an improvement assessment of \$144,214 or \$39.84 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 .43 of a mile from the subject property. The comparables are improved with 2-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,226 to 3,942 square feet of living area that were built from 1985 to 1989. Each comparable has an unfinished basement, central air conditioning, either one or three fireplaces and a garage ranging from 720 to 986 square feet of building area. The comparables have improvement assessments ranging from \$129,130 to \$160,607 or from \$40.03 to \$40.74 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 comparable #3 along with the board of review comparables #1, #2 and #3 due to their smaller dwelling sizes when compared to the subject. The Board has given reduced weight to the appellant's comparable #4 due to its difference in age and larger dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties remaining comparables which are most similar to the subject in design, dwelling size, age and some features. These most similar comparables have improvement assessments ranging from \$114,024 to \$160,607 or from \$30.11 to \$40.74 per square foot of living area. The subject property has an improvement assessment of \$144,214 or \$39.84 per square foot of living area, which falls within the range established by the best comparables in this record. Based on this record, and after considering differences between the best equity comparables and the subject, 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: October 17, 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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