



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

APPELLANT: Martin Munvez
DOCKET NO.: 21-01825.001-R-1
PARCEL NO.: 16-32-318-003

The parties of record before the Property Tax Appeal Board are Martin Munvez, the appellant, by attorney Ciarra Schmidt, of Schmidt Salzman & Moran, Ltd. 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: \$59,180
IMPR.: \$138,202
TOTAL: \$197,382

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 2,885 square feet of living area. The dwelling was constructed in 1977 and is approximately 44 years old. Features of the home include a basement, central air conditioning, a fireplace, and an 882 square foot garage. The property has a 10,974 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends assessment inequity regarding the improvement assessment as the basis of the appeal.¹ In support of this argument the appellant submitted information on three equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of brick and wood siding exterior construction

¹ The appellant also indicated a contention of law as a basis of the appeal but the appellant's brief only presented an assessment inequity argument.

ranging in size from 2,700 to 2,892 square feet of living area. The dwellings range in age from 47 to 52 years old. Two homes have a basement and one home has a concrete slab foundation. Each home has central air conditioning, a fireplace, and a 440 or a 483 square foot garage. Comparable #1 has an inground swimming pool.² The comparables have improvement assessments ranging from \$58,829 to \$110,926 or from \$21.79 to \$38.36 per square foot of living area.

The appellant submitted a brief contending that the comparables demonstrate the subject's improvement has been inequitably assessed.

Based on this evidence the appellant 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 \$197,382. The subject property has an improvement assessment of \$138,202 or \$47.90 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, together with a map depicting the locations of the comparables in relation to the subject. The comparables are located within 0.53 of a mile from the subject, three of which are within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,638 to 2,892 square feet of living area. The dwellings were built from 1959 to 1975. Four homes have a basement, two of which have finished area, and one home has a concrete slab foundation. Each home features central air conditioning, a fireplace, and a garage ranging in size from 400 to 528 square feet of building area. The comparables have improvement assessments ranging from \$111,558 to \$143,455 or from \$42.29 to \$49.81 per square foot of living area.

The board of review submitted a grid analysis of the appellant's comparables, together with listing sheets for sales of these comparables. The board of review noted the appellant's comparable #1 sold "as is", the appellant's comparable #2 sold in 2019, and the appellant's comparable #3 back to a busy road.³

Based on this evidence the board of review requested the subject's improvement assessment be sustained.

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

² Additional details regarding the comparables not reported by the appellant are found in the board of review's evidence and were not refuted by the appellant in written rebuttal.

³ The Board finds this market value evidence is not responsive to the appellant's equity argument and the Board will not further consider this evidence.

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 record contains a total of eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1, due to its inground swimming pool which is not a feature of the subject, and to the appellant's comparable #3 and the board of review's comparables #3, #4, and #5, due to substantial differences from the subject in age or foundation type.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and the board of review's comparables #1 and #2, which are similar to the subject in dwelling size, age, location, and features. These comparables have improvement assessments that range from \$103,671 to \$143,455 or from \$36.71 to \$49.81 per square foot of living area. The subject's improvement assessment of \$138,202 or \$47.90 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, 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

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: June 27, 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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