



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

APPELLANT: Randee Newman
DOCKET NO.: 21-01916.001-R-1
PARCEL NO.: 16-36-118-034

The parties of record before the Property Tax Appeal Board are Randee Newman, 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: \$53,291
IMPR.: \$80,918
TOTAL: \$134,209

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 1.75-story dwelling of brick and wood siding exterior construction with 1,885 square feet of living area. The dwelling was built in 1938, is approximately 83 years old, and has a reported effective year built of 1954. The home was remodeled in 1990. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 231 square foot garage. The property has an approximately 5,222 square foot site and is located in Highland Park, 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 equity comparables with the same assessment neighborhood code as 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 1,590 to 2,199 square feet of living area. The dwellings range

in age from 75 to 95 years old. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, one fireplace, and a garage that ranges in size from 180 to 506 square feet of building area. The comparables have improvement assessments that range from \$64,048 to \$87,839 or from \$39.90 to \$40.54 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$75,682 or \$40.15 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 \$134,209. The subject property has an improvement assessment of \$80,918 or \$42.93 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 with the same assessment neighborhood code as the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick, brick and wood siding, or stone and Dryvit exterior construction ranging in size from 1,850 to 2,051 square feet of living area. The dwellings were built from 1937 to 1961 with effective years built ranging from 1961 to 1989. The comparables each have a basement, four of which have finished area. Each comparable has central air conditioning and a garage that ranges in size from 200 to 480 square feet of building area. Four comparables each have one or two fireplaces. The comparables have improvement assessments that range from \$93,775 to \$120,585 or from \$46.86 to \$60.23 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 record contains a total of nine suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3 and #4 as well as board of review comparables #1, #2, and #3 which are less similar to the subject in dwelling size or age/effective age than the other comparables in this record. Additionally, four of these comparables lack basement finish, a feature of the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are more similar to the subject in location, dwelling size, design, age/effective age, and some features. These comparables have improvement assessments that range from \$73,820 to \$96,108 or from \$39.90 to \$50.69 per square foot of living area. The subject's improvement assessment of \$80,918 or \$42.93 per square foot of living area falls within the range established by the best comparables in the record. Based on this record and after considering adjustments to the 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



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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