



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

APPELLANT: Laszlo Kulcsar
DOCKET NO.: 21-02607.001-R-1
PARCEL NO.: 02-35-213-028

The parties of record before the Property Tax Appeal Board are Laszlo Kulcsar, 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: \$45,346
IMPR.: \$111,654
TOTAL: \$157,000

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-story dwelling of wood siding exterior construction with 2,693 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished walkout basement, central air conditioning, two fireplaces and an attached 627 square foot garage. The property has an approximately 41,970 square foot site and is located in Lindenhurst, Lake Villa Township, Lake County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on four comparable properties that are located within .31 of a mile from the subject. The comparables are improved with 1-story dwellings of wood siding exterior construction ranging in size from 2,316 to 2,910 square feet of living area. The dwellings were built from 1983 to 1986. The comparables have unfinished basements, two of which have a walkout, central air conditioning, a

fireplace, and an attached garage ranging in size from 420 to 702 square feet of building area. The comparables have improvement assessments ranging from \$83,838 to \$111,844 or from \$35.59 to \$39.34 per square foot of living area.

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 \$157,000. The subject property has an improvement assessment of \$111,654 or \$41.46 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five comparable properties that are located within .27 of a mile from the subject. The board of review's comparable #1 is the same property as the appellant's comparable #4. The comparables are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,924 to 2,843 square feet of living area. The dwellings were built from 1984 to 1996. The comparables have basements, three of which have finished area and three of which have a walkout. The comparables have central air conditioning, one or two fireplaces, and an attached garage ranging in size from 528 to 735 square feet of building area. The comparables have improvement assessments ranging from \$89,378 to \$111,844 or from \$39.27 to \$46.45 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 comparable properties for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the board of review's comparables #3, #4 and #5, due to their considerably smaller dwelling size and their finished basement area, when compared to the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject. However, all but one of the best comparables has an older dwelling, when compared to the subject, and each of the best comparables has smaller basement area when compared to the subject. Nevertheless, the best comparables have improvement assessments ranging from \$83,838 to \$111,844 or from \$35.59 to \$39.34 per square foot of living area. The subject's improvement assessment of \$111,654 or \$41.46 per square foot of living area falls within the range established by the best comparables in the record on a total improvement assessment basis but above the range on a per square foot basis. However, after considering

adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's higher per square foot improvement assessment is justified. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not warranted.

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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