



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

APPELLANT: Ricardo Alvergue
DOCKET NO.: 21-02782.001-R-1
PARCEL NO.: 07-34-402-006

The parties of record before the Property Tax Appeal Board are Ricardo Alvergue, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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: \$42,740
IMPR.: \$139,161
TOTAL: \$181,901

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 1.5-story dwelling of brick exterior construction with 4,272 square feet of living area. The dwelling was constructed in 2004. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 994 square feet of building area. The property has a 44,200 square foot site and is located in Libertyville, Warren 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 .51 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of 2-story dwellings of wood siding or brick exterior construction ranging in size from 4,222 to 4,669 square feet of living area. The homes were built in 2000 or 2005. Each dwelling has central air conditioning, one to three fireplaces, a basement

with one having finished area, and a garage ranging in size from 748 to 792 square feet of building area. The comparables have improvement assessments ranging from \$118,364 to \$139,249 or from \$28.04 to \$29.82 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$123,900 or \$29.00 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 \$181,901. The subject property has an improvement assessment of \$139,161 or \$32.58 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within .38 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 brick exterior construction ranging in size from 4,393 to 4,530 square feet of living area. The homes were built from 2004 to 2006. Each dwelling has central air conditioning, three fireplaces, a basement with two having finished area, and a garage ranging in size from 783 to 1,101 square feet of building area. The comparables have improvement assessments ranging from \$140,018 to \$143,733 or from \$31.47 to \$32.12 per square foot of living area. The board of review also submitted a memorandum noting that the subject's total assessment was reduced to \$178,750 by a decision of the Property Tax Appeal Board for tax year 2019, and that the subject's 2021 assessment is below the 2019 assessment once equalization factors for tax years 2020 and 2021 are applied. 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 six equity comparables to support their respective positions before the Property Tax Appeal Board. The Board finds these comparables are similar to the subject in age, location, dwelling size, and some features. The comparables have improvement assessments that range from \$118,364 to \$143,773 or from \$28.04 to \$32.12 per square foot of living area. The subject's improvement assessment of \$139,161 or \$32.58 per square foot of living area falls within the range established by the best comparables in this record overall. While the subject's improvement assessment is slightly above the range on a per-square-foot basis, it appears logical given the subject's superior finished basement area in relation to the comparables. 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Ricardo Alvergue, by attorney:
Abby L. Strauss
Schiller Law P.C.
33 North Dearborn
Suite 1130
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085