



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

APPELLANT: Angela Thennisch
DOCKET NO.: 21-03096.001-R-1
PARCEL NO.: 14-32-301-037

The parties of record before the Property Tax Appeal Board are Angela Thennisch, 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: \$42,785
IMPR.: \$87,936
TOTAL: \$130,721

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 one-story ranch dwelling of brick exterior construction with 2,052 square feet of living area. The dwelling was built in 1977. Features of the home include a 941 square foot unfinished basement, central air conditioning, one fireplace, and a 441 square foot garage. The property has an approximately 42,247 square foot site and is located in Deer Park, 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 three equity comparables that are located within .68 of a mile from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with one-story dwellings of brick or frame exterior construction that range in size from 2,191 to 2,636 square feet of living area. The dwellings were built from 1955 to 1968 with comparable #3 having an

effective age of 1960. Each comparable has from a 547 to 1,780 square foot unfinished basement, one of which is a walkout style, central air conditioning, one fireplace and a garage ranging in size from 504 to 657 square feet of building area. The comparables have improvement assessments that range from \$88,039 to \$106,187 or from \$40.11 to \$40.28 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$82,469 or \$40.19 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 \$130,721. The subject has an improvement assessment of \$87,936 or \$42.85 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 that are located within .83 of a mile from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with one-story ranch dwellings of brick or wood siding exterior construction ranging in size from 1,895 to 2,162 square feet of living area. The dwellings were built from 1967 to 1978. Each comparable has from a 973 to 2,162 square foot unfinished basement, one of which is a walkout style, central air conditioning, one or two fireplaces and a garage ranging in size from 550 or 1,080 square feet of building area. The comparables have improvement assessments that range from \$84,940 to \$109,115 or from \$42.84 to \$52.65 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 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. The Board gives less weight to the appellant's comparables #2, #3 and #4 along with the board of review comparables #1, #2, #3 and #4 due to differences in dwelling size, age, and/or basement size when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and board of review comparable #5 which are overall more similar to the subject in dwelling size, age, basement size and features. These two comparables have improvement assessments of \$88,039 and \$84,940 or \$40.18 and \$43.65 per square foot of living area, respectively. The subject's improvement assessment of \$87,936 or \$42.85 per square foot of living area is bracketed by the two best comparables in this record. Based on this record and after considering adjustments to the two 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



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:

December 19, 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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