



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

APPELLANT: Loretta Manfredini
DOCKET NO.: 21-03173.001-R-1
PARCEL NO.: 16-28-206-001

The parties of record before the Property Tax Appeal Board are Loretta Manfredini, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, and the Lake County Board of Review.¹

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: \$98,752
IMPR.: \$211,476
TOTAL: \$310,228

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 exterior construction with 4,503 square feet of living area. The dwelling was constructed in 2004 and is 17 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 918 square foot garage. The property has a 57,499 square foot site and is located in Highland Park, West Deerfield 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 with the same assessment neighborhood code as the subject. The comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 5,045 to

¹ The parties agreed to forgo the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

5,579 square feet of living area. The dwellings are 20 to 30 years old. The comparables have basements, one of which has a recreation room. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 776 to 966 square feet of building area. The comparables have improvement assessments that range from \$214,614 to \$227,973 or from \$40.64 to \$43.41 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 \$310,228. The subject property has an improvement assessment of \$211,476 or \$46.96 per square foot of living area.

In response to the appeal, the board of review noted the appellant's comparables are 12% to 23.9% larger than the subject in above grade living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with 1-story² to 2-story dwellings of brick or wood siding exterior construction ranging in size from 4,167 to 4,530 square feet of living area. The dwellings were built from 1991 to 2002. The comparables have basements, three of which are finished with a recreation room. Each comparable has central air conditioning, one or three fireplaces and a garage ranging size from 580 to 894 square feet of building area. The comparables have improvement assessments that range from \$179,233 to \$229,777 or from \$42.91 to \$50.97 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 seven suggested equity comparables for the Board's consideration. The Board gives less weight to appellant's comparables #1 and #3 due to their significantly larger dwelling sizes when compared to the subject. The Board gives less weight to board of review comparable #4 which is a 1-story design as compared to the subject's 1.75-story design.

The Board finds the best evidence of equity to be appellant's comparable #2 and board of review comparables #1, #2, and #3 which are relatively similar to the subject in location, dwelling size, design, age and some features. However, three comparables have finished basement area when

² Board of review comparable #3 has ground floor area of 2,163 square feet with above ground area of 4,167 square feet, suggesting this is a part two-story dwelling.

compared to the subject's unfinished basement. Nevertheless, these comparables have improvement assessments that range from \$197,348 to \$229,777 or from \$42.54 to \$50.97 per square foot of living area. The subject's improvement assessment of \$211,476 or \$46.96 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: _____

December 20, 2022



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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