



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

APPELLANT: Carl Ruzicka
DOCKET NO.: 21-03268.001-R-1
PARCEL NO.: 16-36-308-041

The parties of record before the Property Tax Appeal Board are Carl Ruzicka, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$71,216
IMPR.: \$47,064
TOTAL: \$118,280

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 and wood siding exterior construction with 1,272 square feet of living area. The dwelling was constructed in 1951 and is approximately 70 years old. Features of the home include a basement with finished area, two fireplaces, and a garage containing 264 square feet of building area. The property has an approximately 12,650 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 that are located within .07 of a mile to 1.03 miles from the subject and have the same assessment neighborhood codes as the subject. The comparables consist of one-story, ranch dwellings of brick or wood siding exterior construction ranging in size from 1,314 to 1,594

square feet of living area. The dwellings range in age from 72 to 112 years old. The appellant reported three comparables have basements with one having finished area, one comparable has a concrete slab foundation, three comparables have central air conditioning, and each comparable has a fireplace and a garage that ranges in size from 216 to 720 square feet of building area. The comparables have improvement assessments that range from \$41,842 to \$48,312 or from \$30.31 to \$32.63 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$40,179 or \$31.59 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 \$118,280. The subject property has an improvement assessment of \$47,064 or \$37.00 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located within .32 to .97 of a mile from the subject and have different assessment neighborhood codes than the subject. The comparables consist of one-story, ranch dwellings of brick, stone, wood siding, or brick and wood siding exterior construction ranging in size from 1,163 to 1,412 square feet of living area. The dwellings were built from 1950 to 1955 with comparable #2 having a reported effective age of 1970 and have basements with finished area. Each comparable has central air conditioning, one fireplace and a garage that ranges in size from 231 to 552 square feet of building area. The comparables have improvement assessments that range from \$49,318 to \$59,533 or from \$36.05 to \$43.67 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 as well as board of review comparables #2 and #5 that are less similar to the subject in location, dwelling size, age, and/or foundation type than the other comparables in the record.

The Board finds the best evidence of assessment equity to be the board of review comparables #1, #3 and #4 which are overall more similar to the subject in location, dwelling size, age, foundation type and features. The comparables have improvement assessments that range from \$49,318 to \$56,032 or from \$36.05 to \$43.67 per square foot of living area. The subject's improvement assessment of \$47,064 or \$37.00 per square foot of living area falls below the range established by the best comparables in the record on an overall improvement assessment

basis but within the range on a per-square-foot basis. 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: January 16, 2024



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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