



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

APPELLANT: David Rubens
DOCKET NO.: 21-03269.001-R-1
PARCEL NO.: 16-35-201-002

The parties of record before the Property Tax Appeal Board are David Rubens, 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: \$70,315
IMPR.: \$71,133
TOTAL: \$141,448

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 is improved with a 1-story dwelling of brick exterior construction with 1,897 square feet of living area. The dwelling was built in 1957 and is approximately 64 years old. The home has an effective built age of 1962. The features of the property include a basement with 680 square feet of finished area,¹ central air conditioning, and a 494 square foot garage. The property has an approximately 17,830 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables with the same neighborhood code as the subject and located from .31 of a

¹ Some of the subject's property characteristics were drawn from the property record card submitted by the board of review.

mile to 1.01 miles from the subject. The comparables consist of 1-story dwellings of brick or wood siding exterior construction that range in size from 1,408 to 2,354 square feet of living area. The dwellings range in age from 65 to 112 years old. Three comparables have central air conditioning. Each comparable has a full basement with three having finished area, central air conditioning and a garage ranging in size from 216 to 720 square feet of building area. The comparables have improvement assessments that range from \$45,950 to \$83,629 or from \$30.63 to \$35.53 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$61,672 or \$32.51 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$141,448. The subject property has an improvement assessment of \$71,133 or \$37.50 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 with the same assessment neighborhood code as the subject and located from .05 to .92 of a mile from the subject. The comparables consist of 1-story dwellings of brick, wood siding, or brick and wood siding exterior construction that range in size from 1,667 to 2,124 square feet of living area. The dwellings were built from 1947 to 1964 with comparable #3 having an effective age of 1968. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 273 to 552 square feet of building area. The comparables have improvement assessments that range from \$73,828 to \$99,376 or from \$37.88 to \$52.43 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 information on nine comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #4 along with the board of review comparables #1, #3 and #5 due to differences in their age, dwelling size, and/or lack of a finished basement area when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are more similar to the subject in age, dwelling size, finished basement area and features. These three comparables have improvement assessments that range from \$61,020 to \$76,863 or from \$33.75 to \$41.24 per square foot of living area. The subject's improvement assessment of \$71,133 or \$37.50 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 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: 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

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

APPELLANT

David Rubens, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

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