



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

APPELLANT: Ramon Neira
DOCKET NO.: 21-03306.001-R-1
PARCEL NO.: 11-02-304-005

The parties of record before the Property Tax Appeal Board are Ramon Neira, 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: \$79,996
IMPR.: \$194,976
TOTAL: \$274,972

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 2-story dwelling of brick and wood siding exterior construction with 4,017 square feet of living area.¹ The dwelling was built in 1996 and is approximately 25 years old. Features of the home include an unfinished full basement, central air conditioning, two fireplaces, and an 805 square foot attached garage. The property has an approximately 31,109 square foot site and is located in Green Oaks, Libertyville 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 located in the same assessment neighborhood code as the subject property and

¹ The Board finds the best evidence of the size of the subject dwelling was presented by the board of review which included a copy of the subject's property record card containing a schematic diagram of the home with dimensions.

within 0.16 of a mile from the subject property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction ranging in size from 3,835 to 5,048 square feet of living area. The dwellings range in age from 21 to 26 years old. The comparables each have an unfinished basement with one being a walkout. Each comparable has central air conditioning, one to four fireplaces, and a garage that ranges in size from 699 to 886 square feet of building area. The improvement assessments on these properties range from \$150,265 to \$233,853 or from \$39.18 to \$46.33 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$167,421 or \$41.68 per square foot of living area, based on a dwelling size of 4,017 square feet.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$274,972. The subject property has an improvement assessment of \$194,976 or \$48.54 per square foot of living area, based on a dwelling size of 4,017 square feet.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property and within 0.18 of a mile from the subject. The comparables are improved with 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,251 to 3,931 square feet of living area. The homes were built in either 1995 or 1996 and thus would be either 25 or 26 years old. The comparables each have an unfinished basement with one being a walkout. Each comparable has central air conditioning, two or six fireplaces, and a garage that ranges in size from 698 to 756 square feet of building area. Comparable #3 has an inground swimming pool and a hot tub. The improvement assessments on these properties range from \$177,052 to \$213,208 or from \$50.61 to \$62.52 per square foot of living area.

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 to support their respective positions. The Board gives less weight to the appellant's comparables #2 and #4 as well as board of review comparables #3, #4, and #5 which differ from the subject in dwelling size or features an inground swimming pool and hot tub, which the subject lacks.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are more similar to the subject in location, design, age, dwelling size, and other features. These comparables have improvement assessments that range from \$150,265 to \$201,144 or from \$39.18 to \$51.48 per square foot of living area. The subject's improvement assessment of \$194,976 or \$48.54 per square foot of living area falls within the range established by the best comparables in this record. 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: 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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