



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

APPELLANT: Brittany Rizzo
DOCKET NO.: 21-03321.001-R-1
PARCEL NO.: 11-30-107-016

The parties of record before the Property Tax Appeal Board are Brittany Rizzo, 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: \$16,256
IMPR.: \$51,275
TOTAL: \$67,531

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-story dwelling of wood siding exterior construction with 1,050 square feet of living area. The dwelling was built in 1955 and is approximately 66 years old. The home has an effective age of 1974. Features of the property include an unfinished basement, central air conditioning, one fireplace, and a garage with 400 square feet of building area. The property has an approximately 7,301 square foot site and is located in Mundelein, 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 within 0.35 of a mile from the subject. The properties are improved with 1-story dwellings of wood siding exterior construction and ranging from 1,214 to 1,342 square feet of living area.

The homes range in age from 67 to 71 years old. Each comparable has an unfinished basement, central air conditioning, and a garage that ranges from 352 to 484 square feet of building area. The improvement assessments on these properties range from \$49,118 to \$52,210 or from \$38.90 to \$40.46 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$41,727 or \$39.74 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 \$67,531. The subject property has an improvement assessment of \$51,275 or \$48.83 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 located in the same assessment neighborhood code as the subject property and within 0.15 of a mile from the subject. The comparables are improved with 1-story dwellings of wood siding or brick exterior construction each with either 1,022 or 1,150 square feet of living area. The homes were built in either 1955 or 1956 with comparables #1 and #4 having effective ages of 1958 and 1984, respectively. Each comparable has an unfinished basement, central air conditioning, and a garage that ranges in size from 432 to 960 square feet of building area. The improvement assessments on these properties range from \$50,236 to \$58,853 or from \$49.13 to \$57.59 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 record contains nine suggested equity comparables submitted by the parties to support their respective positions. The gives less weight to the appellant's comparables which differ from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the board of review comparables which are similar to the subject in location, design, age, dwelling size, and features with the exception that each comparable lacks a fireplace, which is a feature of the subject. These comparables have improvement assessments that range from \$50,236 to \$58,853 or from \$49.13 to \$57.59 per square foot of living area. The subject's improvement assessment of \$51,275 or \$48.83 per square foot of living area falls within the range established by the best comparables in this record on an overall improvement assessment basis but below the range on a per square foot basis. 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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