



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

APPELLANT: Gloria Lopez
DOCKET NO.: 21-03544.001-R-1
PARCEL NO.: 15-33-216-016

The parties of record before the Property Tax Appeal Board are Gloria Lopez, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$29,578
IMPR.: \$106,862
TOTAL: \$136,440

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 tri-level dwelling of wood siding exterior construction with 2,028 square feet of living area. The dwelling was constructed in 1988 and is approximately 33 years old. Features of the home include a lower level, central air conditioning, and a garage containing 420 square feet of building area. The property has a 7,353 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within .39 of a mile and within the subject's assessment neighborhood. The comparables consist of tri-level dwellings of wood siding exterior construction containing either 1,852 or 2,205 square feet of living area. The homes are 40 to 43 years old. Each dwelling has central air conditioning, a lower level, and a garage containing either 552 or 572 square feet of building area. Two

comparables each have a fireplace and comparable #3 has a basement. The comparables have improvement assessments ranging from \$88,343 to \$106,110 or from \$47.01 to \$48.12 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$96,431 or \$47.55 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 \$136,440. The subject property has an improvement assessment of \$106,862 or \$52.69 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 within .43 of a mile and within the subject's assessment neighborhood. The comparables consist of tri-level dwellings of wood siding exterior construction each containing 2,028 square feet of living area. The homes were built in 1985 or 1986. Each dwelling has central air conditioning, a lower level, and a garage containing 420 square feet of building area. Four comparables each have one or two fireplaces. The comparables have improvement assessments ranging from \$107,917 to \$113,135 or from \$53.21 to \$55.79 per square foot of living area. The board of review also submitted a "Uniformity Report" indicating that the subject's 2020 improvement assessment per square foot was below both the mean and median for the subject's assessment neighborhood. 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 a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparable #3 due to its basement, a feature the subject lacks. The Board gives little weight to the uniformity report submitted by the board of review which appears to analyze the subject's assessment for the 2020 tax year rather than the 2021 assessment under appeal.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, and #4 along with the board of review's comparables, which are similar to the subject in age, location, dwelling size, and features. These comparables had improvement assessments that ranged from \$103,656 to \$113,135 or from \$47.01 to \$55.79 per square foot of living area. The subject's improvement assessment of \$106,862 or \$52.69 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: June 27, 2023



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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