



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

APPELLANT: Michael Quinlan
DOCKET NO.: 22-02480.001-R-1
PARCEL NO.: 16-22-412-020

The parties of record before the Property Tax Appeal Board are Michael Quinlan, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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: \$38,377
IMPR.: \$175,056
TOTAL: \$213,433

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 2022 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 2-story dwelling of brick exterior construction with 2,380 square feet of living area. The dwelling was constructed in 2006. Features of the home include a basement with finished area,¹ central air conditioning, two fireplaces, and a 426 square foot garage. The property has a 7,500 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story homes of brick, Dryvit, vinyl siding, or wood siding

¹ The parties differ regarding the subject's basement finish. The Board finds the best evidence of basement finish is found in the subject's property record card presented by the board of review, which was not refuted by the appellant.

exterior construction. The homes range in size from 2,080 to 2,545 square feet of living area and were built from 1925 to 2013 with comparables #3 and #4 having effective ages of 1951 and 1958. Two homes each have a basement and two homes each have a crawl space foundation. Each home has central air conditioning and a garage ranging in size from 270 to 483 square feet of building area. Two homes each have a fireplace. The comparables have improvement assessments ranging from \$70,400 to \$165,220 or from \$33.85 to \$64.92 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$213,433. The subject property has an improvement assessment of \$175,056 or \$73.55 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, three of which are located within the same assessment neighborhood code as the subject. Comparable #1 is the same property as the appellant's comparable #2. The comparables are improved with 2-story homes of brick, brick and stone, wood siding and brick, or vinyl siding and stone exterior construction. The homes range in size from 2,235 to 2,634 square feet of living area and were built from 1983 to 2013. Four homes each have a basement, two of which have finished area, and one home has a crawl space foundation. Each home has central air conditioning, a fireplace, and a garage ranging in size from 380 to 500 square feet of building area. The comparables have improvement assessments ranging from \$102,315 to \$193,512 or from \$44.65 to \$75.15 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 eight equity comparables, with one common comparable, for the Board's consideration. The Board gives less weight to the board of review's comparables #4 and #5, which are less similar to the subject in location than the other comparables in this record. The Board also gives less weight to the appellant's comparables #3 and #4, due to substantial differences from the subject in age.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, the appellant's comparable #2/board of review's comparable #1, and the board of review's comparables #2 and #3, which are more similar to the subject in dwelling size, age, location, and some features, but three comparables lack a basement that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the

subject. These comparables have improvement assessments that range from \$102,315 to \$165,220 or from \$44.65 to \$64.92 per square foot of living area. The subject's improvement assessment of \$175,056 or \$73.55 per square foot of living area falls above the range established by the best comparables in this record, but appears to be supported after considering appropriate adjustments for differences from the subject, such as foundation type, basement finish, and age. Based on this record, 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: May 21, 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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