FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Joel Blumenau
DOCKET NO.: 23-01936.001-R-1
PARCEL NO.: 16-16-207-014

The parties of record before the Property Tax Appeal Board are Joel Blumenau, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:	$46,769
IMPR.:	$113,901
TOTAL:	$160,670

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 2023 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 brick exterior construction with 1,718 square feet of living area. The dwelling was built in 1961 and is approximately 62 years old. Features of the property include a lower level with finished area,[1] central air conditioning, one fireplace, and a garage with 528 square feet of building area. The property has an approximately 11,625 square foot site and is located in Highland Park, West Deerfield 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 nine equity comparables that are located in the same neighborhood code as the subject and within 0.22 of a

[1] The best description of the subject property was found in the property record card with schematic drawing presented by the board of review which disclosed the subject has a lower level with 1,174 square feet of finished area and was unrefuted by the appellant in rebuttal.

mile from the subject. The comparables are improved with 1-story dwellings ranging in size from 1,838 to 1,961 square feet of living area. The homes are from 58 to 66 years old. Seven comparables are reported to have an unfinished basement. Each comparable has central air conditioning and a garage that ranges from 294 to 567 square feet of building area. Five comparables each have one fireplace. The comparables have improvement assessments ranging from $77,970 to $120,927 or from $42.42 to $63.39 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to $103,157 or $60.04 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 $160,670. The subject property has an improvement assessment of $113,901 or $66.30 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that are located in the same neighborhood code as the subject property and within 0.22 of a mile from the subject. The comparables are improved with 1-story dwellings of brick or wood siding exterior construction ranging in size from 1,830 to 2,057 square feet of living area. The homes are either 56 or 62 years old. Each comparable has a basement with finished area, central air conditioning, and a garage that ranges in size from 462 to 851 square feet of building area. Two comparables each have one fireplace. The comparables have improvement assessments ranging from $122,327 to $137,211 or from $66.70 to $68.72 per square foot of living area. Based on this evidence, the board of review requested the assessment be confirmed.

Conclusion of Law

The appellant 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 twelve suggested comparables for the Board’s consideration. The Board gives less weight to the appellant’s comparables and board of review comparable #1 due to differences from the subject in dwelling size, foundation type, and/or lack of basement finish.

The Board finds the best evidence of assessment equity to be the board of review comparables #2 and #3 which are more similar to the subject in location, design, age, dwelling size, and features. These two comparables have improvement assessments of $122,327 and $126,440 or $66.85 and $68.72 per square foot of living area. The subject's improvement assessment of $113,901 or $66.30 per square foot of living area falls below the improvement assessments of the two best comparables in this record. Based on this record and after considering adjustments to the two 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: __________ __________

C E R T I F I C A T I O N

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: November 19, 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

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