



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

APPELLANT: Adam & Tiffany Marshall
DOCKET NO.: 23-02064.001-R-1
PARCEL NO.: 14-32-206-002

The parties of record before the Property Tax Appeal Board are Adam & Tiffany Marshall, the appellants, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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: \$50,977
IMPR.: \$308,592
TOTAL: \$359,569

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2-story dwelling of brick and frame exterior construction with 5,053 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, central air conditioning, three fireplaces, an inground swimming pool, and an 875 square foot garage. The property has a 98,114 square foot site and is located in Deer Park, Ela Township, Lake County.

The appellants contend assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellants submitted information on three equity comparables located from .10 to .69 of a mile and within the same assessment neighborhood code as the subject. The comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 4,729 to 5,485 square feet of living area. The dwellings were built in 1990 or 1991 and have basements, two with finished area. Each comparable has central

air conditioning, one to three fireplaces, and a garage ranging in size from 718 to 1,000 square feet of building area. The comparables have improvement assessments ranging from \$278,680 to \$329,679 or from \$58.87 to \$60.11 per square foot of living area. Based on this evidence the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$359,569. The subject property has an improvement assessment of \$308,592 or \$61.07 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on nine equity comparables located from .43 of a mile to 1.02 miles and within the same assessment neighborhood code as the subject. The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 4,343 to 5,111 square feet of living area. The dwellings were constructed from 1996 to 2005 and have basements. Each comparable has central air conditioning, one to four fireplaces and a garage ranging in size from 880 to 1,192 square feet of building area. The comparables have improvement assessments ranging from \$275,247 to \$314,251 or from \$61.13 to \$64.03 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 appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains twelve equity comparables for the Board's consideration. The Board gives less weight to board of review comparables #3 through #7 and #9 which are less similar to the subject in dwelling size. The Board gives less weight to board of review comparable #2 due to its location being over 1 mile away from the subject.

The Board finds the best evidence of assessment equity to be the appellants' comparables and board of review comparables #1 and #8 which are more similar in dwelling size. These comparables are also relatively similar to the subject in location, age, and most features. These comparables have improvement assessments ranging from \$278,680 to \$329,679 or from \$58.87 to \$63.64 per square foot of living area. The subject's improvement assessment of \$308,592 or \$61.07 per square foot of living area falls within the range established by the best comparables in the record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellants 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:

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

AGENCY

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COUNTY

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