



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

APPELLANT: Larisa Lubezny
DOCKET NO.: 23-02488.001-R-1
PARCEL NO.: 15-29-207-033

The parties of record before the Property Tax Appeal Board are Larisa Lubezny, the appellant, by attorney Anthony DeFrenza, of the Law Office of DeFrenza & Mosconi PC 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: \$32,805
IMPR.: \$126,696
TOTAL: \$159,501

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 2-story dwelling of wood siding exterior construction with 2,264 square feet of living area. The dwelling was constructed in 1982 and is approximately 41 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 400 square foot garage. The property has an approximately 8,766 square foot site and is located in Buffalo Grove, Vernon 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 five equity comparables located within the same assessment neighborhood code as the subject and from 0.04 to 0.15 of a mile from the subject. The comparables are improved with 2-story homes of frame exterior construction ranging in size from 2,048 to 2,264 square feet of living area. The dwellings range in age from 41 to 46 years old. Each home has a basement, two of which have

finished area, central air conditioning, and a garage ranging in size from 400 to 462 square feet of building area. Four homes each have a fireplace. The comparables have improvement assessments ranging from \$97,289 to \$116,600 or from \$46.54 to \$51.50 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$110,605.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$159,501. The subject property has an improvement assessment of \$126,696 or \$55.96 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject and from 0.10 to 0.65 of a mile from the subject. The comparables are improved with 2-story homes of wood siding exterior construction ranging in size from 2,216 to 2,374 square feet of living area. The dwellings range in age from 35 to 48 years old. Each home has a basement, two of which have finished area, central air conditioning, a fireplace, and a garage ranging from 400 to 468 square feet of building area. The comparables have improvement assessments ranging from \$123,482 to \$132,977 or from \$55.72 to \$56.01 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant asserted the subject's assessment neighborhood code has 210 properties that are identical or superior to the subject and 178 of those properties were assessed lower than the subject. The appellant argued the appellant's comparables are located more proximate to the subject than the board of review's comparables and presented maps depicting the locations of both parties' comparables in relation to the subject.

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.Adm.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.Adm.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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #4 and the board of review's comparables #1 and #3, which have finished basement area unlike the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #3, and #5 and the board of review's comparable #2 and #4, which are more similar to the subject in dwelling size, age, and features and are located close in proximity to the subject. These comparables have improvement assessments that range from \$97,289 to \$132,977 or from \$47.50 to \$56.01 per square foot of living area. The subject's improvement assessment of \$126,696 or \$55.96 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 appropriate adjustments to the best comparables for differences from the subject, the Board finds that the appellant has not proven by clear and convincing evidence that the subject's improvement is 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: _____

December 17, 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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