



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

APPELLANT: Don Lang
DOCKET NO.: 23-04604.001-R-1
PARCEL NO.: 14-17-452-002

The parties of record before the Property Tax Appeal Board are Don Lang, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; and the McHenry County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$36,650
IMPR.: \$159,036
TOTAL: \$195,686

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry 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 frame and masonry exterior construction with 4,907 square feet of living area. The dwelling was constructed in 1996. Features of the home include an English basement, central air conditioning, two fireplaces, a 4-car garage with 1,008 square feet of building area, and an inground swimming pool.¹ The property has a one-acre site and is located in Crystal Lake, Nunda Township, McHenry County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity

¹ Additional details regarding the subject not reported by the appellant are found in the board of review's evidence and were not refuted by the appellant.

comparables located within the same assessment neighborhood code as the subject.² The comparables are improved with 2-story homes of frame and masonry or frame, masonry, and stucco exterior construction ranging in size from 4,597 to 4,955 square feet of living area. The dwellings were built from 1996 to 2006. Each home has a walkout basement, one of which has finished area, central air conditioning, one to three fireplaces, and a 3-car or a 4-car garage with 851 to 1,077 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. The comparables have improvement assessments ranging from \$148,981 to \$159,648 or from \$32.22 to \$32.52 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$159,036.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$199,554. The subject property has an improvement assessment of \$162,904 or \$33.20 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 the same assessment neighborhood code as the subject. Comparables #1, #2, and #3 are the same properties as the appellant's comparables #1, #2, and #3, respectively. Comparables #4 and #5 are improved with 2-story homes of frame and masonry exterior construction with 4,929 or 5,009 square feet of living area. The dwellings were built in 1995 or 1997. Each home has a basement with finished area, one of which is an English basement, central air conditioning, two or four fireplaces, and a 736 or an 1,176 square foot garage. The comparables have improvement assessments of \$170,920 and \$171,464 or \$34.12 and \$34.79 per square foot of living area, respectively.

The board of review submitted a brief from the township assessor's office contending that the subject is located in a fully developed subdivision and that the comparables support the subject's improvement assessment. 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.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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of five equity comparables, with three common comparables, for the Board's consideration. The Board gives less weight to the appellant's comparable #3/board of

² Additional details for the comparables not reported by the appellant, which are common to both parties, are found in the board of review's evidence, including a grid analysis and property record cards for these comparables, and were not refuted by the appellant.

review's comparable #3 and the board of review's comparables #4 and #5, which each lack an inground swimming pool that is a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1/board of review's comparable #1 and the appellant's comparable #2/board of review's comparable #2, which are similar to the subject in dwelling size, age, location, and most features, although one home has finished basement area unlike the subject, suggesting a downward adjustment to this comparable would be needed to make it more equivalent to the subject. These comparables have improvement assessments of \$148,981 and \$159,648 or \$32.41 and \$32.22 per square foot of living area, respectively. The subject's improvement assessment of \$162,904 or \$33.20 per square foot of living area falls above the two 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 the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellant's request is 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: January 21, 2025



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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