



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Susan Benjamin  
DOCKET NO.: 16-04520.001-R-1  
PARCEL NO.: 16-25-302-004

The parties of record before the Property Tax Appeal Board are Susan Benjamin, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC 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:** \$107,703  
**IMPR.:** \$175,635  
**TOTAL:** \$283,338

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 2016 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 is improved with a two-story single-family dwelling of wood-siding exterior construction with 4,244 square feet of living area situated on a 13,130 square foot site. The dwelling was constructed in 1925. Features of the dwelling include an unfinished basement, central air conditioning, two fireplaces, and an attached garage with 528 square feet of building area. The property is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. The appellant did not contest the land assessment. In support of this argument, the appellant submitted information on three assessment comparables located from .20 to .84 of a mile from the subject property. The comparables are improved with two-story single-family dwellings of stone or brick exterior construction ranging in size from 3,641 to 4,862 square feet of living area. The dwellings were constructed from 1941 to 1951. Two comparables feature unfinished basements; each comparable has central air conditioning, between one and three fireplaces and attached garages ranging in size from 352 to 874 square feet of building area. The comparables have

improvement assessments ranging from \$120,966 to \$143,757 or from \$24.88 to \$39.48 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment of the subject be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$283,338. The subject property has an improvement assessment of \$175,635 or \$41.38 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on six equity comparables located from .093 to .515 of a mile from the subject property. The comparables are improved with 2-story, 2.25-story, 2.5-story and 3-story single-family dwellings of brick, stone, stucco or wood-siding exterior construction. The dwellings were constructed from 1911 to 1934 and range in size from 3,931 to 4,300 square feet of living area. The comparables feature basements, three of which have a finished area; five comparables have central air conditioning; each comparable has between two and five fireplaces and garages ranging in size from 357 to 696 square feet of building area. The comparables have improvement assessments ranging from \$160,675 to \$207,915 or from \$39.85 to \$49.46 per square foot of living area. Based on this evidence, the board of review requested that the subject's improvement 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 a total of nine suggested comparables for the Board's consideration. The comparables have varying degrees of similarity to the subject property. The Board gave less weight to the appellant's comparable #3 due to its lack of a basement, unlike the subject dwelling. The Board gave less weight to board of review comparables #2, #4 and #6 due to being 2.25-story, 2.5-story and 3-story designs which are dissimilar to the subject's 2-story design.

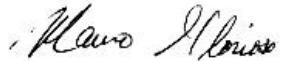
The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #2 and board of review comparables #1, #3 and #5. These comparables are most similar when compared to the subject property in location, dwelling size, design, age, and most features. The comparables have improvement assessments ranging from \$120,966 to \$207,915 or from \$24.88 to \$48.88 per square foot of living area. The subject's improvement assessment of \$175,635 or \$41.38 per square foot of living area falls within the range established by the most similar comparables in this record.

After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is justified. 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, therefore, no reduction in the subject's assessment is justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

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:

February 13, 2019



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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