



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

APPELLANT: Scott Ladany
DOCKET NO.: 21-00462.001-R-1
PARCEL NO.: 16-23-201-001

The parties of record before the Property Tax Appeal Board are Scott Ladany, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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: \$114,699
IMPR.: \$102,212
TOTAL: \$216,911

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 2021 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 exterior construction with 2,892 square feet of living area. The dwelling was constructed in 1966 and is approximately 55 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a garage with 462 square feet of building area. The property has a 15,451 square foot site and is located in Highland Park, Moraine 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 four suggested equity comparables that are in the same assessment neighborhood code as the subject and located within 0.38 of a mile from the subject property. The comparables are improved with 1.5-story, 2-story or 2.5-story dwellings of brick, stone or wood siding exterior construction ranging in size from 3,196 to 3,276 square feet of living area that are from 69 to 114 years old. Each comparable has a basement, one with finished area, central air conditioning, one or two fireplaces and a garage ranging from 240 to 528 square feet of building area. The comparables have improvement assessments ranging from \$84,582 to \$99,338 or from \$26.46 to \$30.93 per square foot of living area. Based on this evidence,

the appellant requested the subject's improvement assessment be reduced to \$82,928 or \$28.67 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 \$216,911. The subject property has an improvement assessment of \$102,212 or \$35.34 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five suggested equity comparables that are in the same assessment neighborhood code as the subject and located within 0.48 of a mile from the subject property. Comparable #5 is the same property as the appellant's comparable #2. The comparables are improved with 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,556 to 3,276 square feet of living area that were built from 1951 to 1979 with comparables #2 and #5 having effective ages of 1977 and 1962, respectively. Each comparable has a basement, three with finished area, central air conditioning and a garage ranging in size from 378 to 1,365 square feet of building area. Four comparables each have either one or two fireplaces. Comparable #5 has a bath house and an inground swimming pool. The comparables have improvement assessments ranging from \$72,383 to \$135,153 or from \$22.79 to \$52.88 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 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.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 eight suggested comparables for the Board's consideration, with one comparable being common to both parties. The Board has given less weight to the appellant's comparables #2 and #3 along with the board of review comparables #2, #3 and #5, which includes the common comparable, due to their dissimilar dwelling size and/or their finished basement when compared to the subject. Furthermore, the common comparable has a bath house and inground swimming pool, features the subject lacks. The Board gave reduced weight to the appellant's comparable #1 due to its dissimilar age of 114 years old when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 along with the board of review comparables #1 and #4, which are most similar to the subject in location, design, dwelling size, age and features. These most similar comparables have improvement assessments ranging from \$98,363 to \$114,234 or from \$30.93 to \$36.73 per square foot of living area. The subject property has an improvement assessment of \$102,212 or \$35.34 per square foot of living area, which falls within the range of the best comparables in this record. Based on this record, and after considering differences between the best equity comparables and the subject, the Board

finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitably assessed and a reduction in the 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:

September 19, 2023



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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