



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

APPELLANT: Luis Ramos
DOCKET NO.: 21-00595.001-R-1
PARCEL NO.: 07-34-301-058

The parties of record before the Property Tax Appeal Board are Luis Ramos, 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: \$53,412
IMPR.: \$123,056
TOTAL: \$176,468

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 3,968 square feet of living area. The dwelling was constructed in 1994 and is approximately 27 years old. Features of the home include a basement with finished area, central air conditioning, three fireplaces and a 980 square foot garage. The property has a 55,234 square foot site and is located in Waukegan, Warren 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 equity comparables located within .28 of a mile from the subject property and have the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of wood siding or brick exterior construction that range in size from 3,632 to 4,634 square feet of living area. The dwellings are 23 to 30 years old and have basements with two

having finished area. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 660 to 825 square feet of building area. The comparables have improvement assessments that range from \$88,851 to \$121,143 or from \$24.46 to \$29.27 per square foot of living area. Based on this evidence, the appellant 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 \$176,468. The subject property has an improvement assessment of \$123,056 or \$31.01 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 .24 of a mile from the subject property and have the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,422 to 3,942 square feet of living area. The comparables were built from 1996 to 1998 and have basements with finished area, two of which are walkout. Each comparable has central air conditioning, two or three fireplaces and a garage ranging in size from 676 to 844 square feet of building area. Comparable #3 has an inground swimming pool. The comparables have improvement assessments ranging from \$112,456 to \$133,315 or from \$32.12 to \$33.82 per square foot of living area.

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 information on eight comparables to support their respective positions. The Board gives less weight to appellant's comparable #2 which is less similar to the subject in dwelling size than the other comparables in the record. The Board gives less weight to appellant's comparables #3 and #4 which have unfinished basements when compared to the subject. The Board gives less weight to board of review comparable #3 which has an inground swimming pool, a feature the subject lacks.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are similar to the subject in location, age, dwelling size and most features. The comparables have improvement assessments that range from \$88,851 to \$113,239 or from \$24.46 to \$32.86 per square foot of living area. The subject's improvement assessment of \$123,056 or \$31.01 per square foot of living area falls within the range established by the comparables in this record on a square foot basis but above the range on an overall basis. The higher overall improvement assessment is justified when considering subject's larger dwelling size and superior features such as basement finished area, garage size and/or number of

fireplaces. Based on this record and after considering the adjustments to the best comparables for differences from the subject property, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed. The Board finds the assessment of the subject property as established by the board of review is correct 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: 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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