



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

APPELLANT: James Mattern  
DOCKET NO.: 09-02367.001-R-1  
PARCEL NO.: 16-36-415-009

The parties of record before the Property Tax Appeal Board are James Mattern, the appellant, by attorney Mitchell L. Klein, of Schiller Klein PC in Chicago, and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$76,003  
IMPR: \$97,541  
TOTAL: \$173,544**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one-story single-family dwelling of brick construction containing 1,898 square feet of living area. The dwelling was built in 1951. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and an attached one-car garage of 391 square feet of building area. The property is located in Highland Park, Moraine Township, Lake County.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as a one-story and two, one and one-half-story brick dwellings that were built between 1936 and 1951. The comparable dwellings range in size from 1,818 to 2,071 square feet of living area. Features include basements, one of which is partially finished, central air conditioning, a fireplace, and a garage ranging in size from 224 to 544 square feet of building area. The comparables have improvement assessments ranging from \$70,617 to \$76,201 or from \$38.84 to \$48.75 per square foot of living area. The subject's improvement assessment is \$97,541 or \$51.39 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$83,512 or \$44.00 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$173,544 was disclosed. In response to the appellant's evidence, the board of review noted that appellant's comparables #1 and #2 were dissimilar one and one-half-story designed dwellings as compared to the subject's one-story design. In support of the subject's assessment, the board of review presented descriptions and assessment information on three comparable properties along with an aerial photograph identifying the location of the properties. Comparable #3 in the board of review's analysis is the same property as appellant's comparable #3. The comparables consist of one-story brick dwellings that were built in 1949 or 1951. The dwellings range in size from 1,725 to 2,203 square feet of living area. Features include unfinished basements, central air conditioning, a fireplace, and a garage ranging in size from 299 to 506 square feet of building area. These properties have improvement assessments ranging from \$88,904 to \$115,417 or from \$48.75 to \$52.39 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is not warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The parties submitted a total of five equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to appellant's comparables #1 and #2 due to differences in design, size and/or age from the subject dwelling. The Board finds the remaining three comparables submitted by the parties were most similar to the subject in location, size, style, exterior construction, features and/or age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$48.75 to \$52.39 per square foot of living area. The subject's improvement assessment of \$51.39 per square foot of living area is within the range established by the most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable and a reduction in the subject's assessment is not warranted.

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 appellant 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. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction is warranted.

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

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: October 21, 2011

*Allen Castrovillari*

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 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 the subsequent year 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.

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.