



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

APPELLANT: Robert Reynolds  
DOCKET NO.: 16-04037.001-R-1  
PARCEL NO.: 12-33-301-002

The parties of record before the Property Tax Appeal Board are Robert Reynolds, 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 **A Reduction** 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:** \$264,316  
**IMPR.:** \$176,557  
**TOTAL:** \$440,873

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 consists of a two-story dwelling of brick exterior construction with 4,828 square feet of living area. The dwelling was constructed in 1976. Features of the home include a full basement with finished area, central air conditioning, four fireplaces and a 690 square foot attached garage. The property has a 41,222 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located from .05 of a mile to 1.47 miles from the subject property. The comparables are described as 1.5-story or 2-story dwellings of frame or brick exterior construction ranging in size from 4,484 to 4,915 square feet of living area. The dwellings were constructed from 1969 to 1986. The comparables have a basement, two of which have finished areas. Additional features of each home include central air

conditioning, two to four fireplaces and a garage ranging in size from 667 to 850 square feet of building area. The comparables have sites ranging in size from 41,382 to 67,954 square feet of land area. The comparables sold from January 2015 to December 2015 for prices ranging from \$1,055,000 to \$1,350,000 or from \$235.28 to \$286.99 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$500,268. The subject's assessment reflects a market value of \$1,508,649 or \$312.48 per square foot of living area, including land, when applying the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on three comparable sales located from .507 of a mile to 1.013 miles from the subject property. The comparables are improved with two-story dwellings of frame or brick exterior construction ranging in size from 3,252 to 6,051 square feet of living area. The dwellings were constructed from 1956 to 1986. Each comparable has a basement, one of which has finished area. Additional features of each home include central air conditioning, two fireplaces and an attached garage ranging in size from 420 to 1,144 square feet of building area. One comparable also has a detached garage with 1,909 square feet of building area. The comparables have sites ranging in size from 40,075 to 89,734 square feet of land area. The comparables sold from June 2014 to March 2016 for prices ranging from \$1,200,000 to \$1,715,000 or from \$283.42 to \$369.00 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the parties submitted six suggested comparable sales for consideration. The Board gave less weight to the board of review comparables. Comparable #1 has considerably larger land size and comparable # 3 has considerably larger dwelling size when compared to the subject. Comparable #2 sold in June 2014 which is less proximate in time to the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the appellant's comparables. The Board finds these comparables to be most similar to the subject in dwelling size, design, age and most features. They sold from January 2015 to December 2015 for prices ranging from \$1,055,000 to \$1,350,000 or from \$235.28 to \$286.99 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$1,508,649 or \$312.48 per square foot of living area including land, which is above the range established by the best comparable sales

contained in the record. After considering adjustments to these comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported.

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: March 19, 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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COUNTY

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