



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

APPELLANT: Cheryl Ryan
DOCKET NO.: 17-02724.001-R-1
PARCEL NO.: 16-21-403-025

The parties of record before the Property Tax Appeal Board are Cheryl Ryan, 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: \$55,047
IMPR.: \$119,398
TOTAL: \$174,445

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 2017 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 2,590 square feet of living area. The dwelling was constructed in 1976. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a 420 square foot attached garage. No site size was provided for the subject. The property is located in Highland Park, West Deerfield 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 in the subject's neighborhood code and within 0.44 of a mile from the subject property. The comparables are improved with two-story dwellings of brick exterior construction that range in size from 2,508 to 2,907 square feet of living area. The homes were built from 1968 to 1978. The comparables have unfinished basements, central air conditioning, one fireplace and attached garages ranging in size from 437

to 540 square feet of building area. The comparables sold from March 2015 to March 2016 for prices ranging from \$417,000 to \$520,000 or from \$165.42 to \$192.81 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$150,950.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$174,445. The subject's assessment reflects a market value of \$526,229 or \$203.18 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within one mile from the subject and in the subject's neighborhood code and one other neighborhood code. Comparable #1 was also used by the appellant. Site sizes were not provided for all comparables. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,240 to 2,697 square feet of living area. The homes were built from 1967 to 1977. The of the comparables have basements, two with finished area; central air conditioning, a fireplace and garages ranging in size from 441 to 528 square feet of building area. The comparables sold between March 2016 and October 2017 for prices ranging from \$460,000 to \$520,000 or from \$192.81 to \$229.91 per square foot of living area, land included. Based on this evidence, the board of review requested the subject'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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six comparables for the Board's consideration with one comparable common to both parties. The comparables have varying degrees of similarity when compared to the subject in terms of location, design, age, dwelling size and features. The Board gives less weight to the appellant's comparables and board of review comparables #1 and #3 all of which have unfinished basements considered less similar to the subject. The Board finds the best evidence of market value to be board of review comparable sales #3 and #4 which have location, design, dwelling size, finished basement features like the subject. These most similar comparables sold in June and October 2017 for prices of \$460,000 and \$515,000 or from \$201.58 and \$229.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$526,229 or \$203.18 per square foot of living area, including land. On an overall basis the subject's market value is greater than the best comparables in this record, but, is between these comparables on a per square foot basis. After considering adjustments to comparables for differences to the subject, the Board finds 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: April 21, 2020



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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