



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

APPELLANT: Jeffrey Ayers  
DOCKET NO.: 17-03550.001-R-1  
PARCEL NO.: 16-06-201-019

The parties of record before the Property Tax Appeal Board are Jeffrey Ayers, 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:** \$214,214  
**IMPR.:** \$312,312  
**TOTAL:** \$526,526

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 2.0-story dwelling of brick exterior construction with 5,426 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full basement with 2,000 square feet of finished area, five full bathrooms and two half bathrooms, central air conditioning, three fireplaces and a 1,040 square foot attached garage. The property has a 69,696 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located in the same neighborhood code assigned by the township assessor as the subject property. The comparables are improved with 2.0-story dwellings of brick exterior construction that range in size from 5,114 to 6,018 square feet of living area. The homes were

built from 1998 to 2000. Each comparable has a basement with finished area ranging from 1,500 to 2,836 square feet. The comparables have three or four full bathrooms along with one or two half bathrooms, central air conditioning, two or three fireplaces and a garage ranging in size from 658 to 1,148 square feet of building area. One comparable has an inground swimming pool. The comparables have improvement assessments that range from \$221,308 to \$268,691 or from \$36.77 to \$46.41 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$231,509 or \$42.67 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 \$526,526. The subject property has an improvement assessment of \$312,312 or \$57.56 per square foot of living area. In support of its contention of the correct assessment the board of review submitted a grid analysis and property record cards on the subject and eight equity comparables located in the same neighborhood code assigned by the township assessor as the subject property. The comparables are improved with one, 1.5-story and seven, 2.0-story dwellings of brick or wood siding exterior construction that range in size from 4,838 to 5,734 square feet of living area. The homes were built from 1998 to 2002. Each of the comparables have a basement, three with finished area, two to six full bathrooms and one or two half bathrooms, central air conditioning, two to four fireplaces and a garage ranging in size from 880 to 1,200 square feet of building area. Three of the comparables have inground swimming pools. The comparables have improvement assessments that range from \$345,224 to \$396,887 or from \$63.87 to \$76.97 square feet of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 eleven comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #1 along with board of review comparables #1, #3 and #7 for presence of an inground swimming pool which the subject property lacks. The Board also gave less weight to board of review comparables #2, #4, #5 and #6 which have unfinished basements compared to the subject's finished basement. Board of review comparable #2 also differs from the subject in its design. The Board finds the best evidence of assessment equity to be appellant's comparables #2 and #3 along with board of review comparable #8 which are more similar in location, design, age, finished basement, garage area and most features when compared to the subject. These comparables had improvement assessments that ranged from \$221,308 to \$396,887 or from \$36.77 to \$69.69 per square foot of living area. The subject's improvement assessment of \$312,312 or \$57.56 per square foot of living area falls within the range established by the best comparables in this record.

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 parties 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. Therefore, after considering adjustments to the comparables for differences with the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

August 18, 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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