



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

APPELLANT: David Block  
DOCKET NO.: 17-03950.001-R-1  
PARCEL NO.: 15-25-207-003

The parties of record before the Property Tax Appeal Board are David Block, 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:** \$87,903  
**IMPR.:** \$190,446  
**TOTAL:** \$278,349

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 wood siding exterior construction with 5,624 square feet of living area. The dwelling was constructed in 1967. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 728 square foot attached garage. The property has a 49,658 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on October 27, 2015 for a price of \$750,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$250,000 which reflects the purchase price when the statutory rate of assessment of 33.33% is applied.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$278,349. The subject's assessment reflects a market value of \$839,665 or \$149.30 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 approximately 2.32 miles from the subject property. The comparables have sites that range in size from 54,422 to 92,903 square feet of land area and are improved with two-story dwellings of brick, Dryvit or wood siding exterior construction and range in size from 5,711 to 6,042 square feet of living area. The homes were built from 1954 to 1979. One comparable has a basement with finished area and three have no basement. Each comparable has central air conditioning, one to four fireplaces and a garage ranging in size from 728 to 1,280 square feet of building area. The comparables sold from January 2016 to July 2018 for prices ranging from \$800,000 to \$1,460,000 or from \$134.93 to \$251.03 per square foot of living area, land included.

The board of review provided a copy of the subject's PTAX-203 Illinois Real Estate Transfer Declaration form which verified the sale price, sale date and indicated the property had been advertised for sale. Property record cards were also submitted for the subject and comparable properties. 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 a reduction in the subject's assessment is not warranted.

The board of review submitted four comparable sales for the Board's consideration. The Board gives less weight to comparable #1 which appears to be an outlier relative to other comparable sale prices and #4 due to its July 2018 sale date which is 18 months after the subject's January 1, 2017 assessment date and therefore, less indicative of market value. The Board finds the best evidence of market value in the record to be comparables #2 and #3 submitted by the board of review. These comparables were similar to the subject in dwelling size, style, construction and most features. These properties also sold proximate in time to the assessment date at issue. The comparables sold for prices of \$800,000 and \$1,060,000 or \$134.93 and \$185.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$839,665 or \$149.30 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. Based on this record the Board finds the subject's assessment is reflective of market value 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: June 16, 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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COUNTY

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