



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

APPELLANT: Steven and Judith Schulte
DOCKET NO.: 18-00490.001-R-1
PARCEL NO.: 12-20-403-007

The parties of record before the Property Tax Appeal Board are Steven and Judith Schulte, the appellants, 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: \$82,315
IMPR.: \$79,893
TOTAL: \$162,208

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2018 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 tri-level dwelling of brick exterior construction with 1,835 square feet of above grade living area. The dwelling was constructed in 1961. Features of the home include a partially finished lower level, central air conditioning, a fireplace and a 484 square foot attached garage. The property has a 11,608 square foot site and is located in Lake Bluff, Shields Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within 0.53 of a mile from the subject property. The comparables have sites that range in size from 10,430 to 13,360 square feet of land area and are improved with tri-level dwellings of brick or wood siding exterior construction that range in size from 1,689 to 1,849 square feet of above grade living area. The homes were built from 1955 to 1960. Each comparable has a finished lower level as well as a

basement. Two of the comparables have finished area in the basement. Each of the comparables has central air conditioning and a garage ranging in size from 440 to 675 square feet of building area. Two comparables each have two fireplaces. The comparables sold from November 2015 to March 2018 for prices ranging from \$370,000 to \$455,000 or from \$213.63 to 250.97 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's assessment be reduced to \$139,390.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$162,208. The subject's assessment reflects a market value of \$490,351 or \$267.22 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Lake County of 33.08% 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 0.53 of a mile from the subject property. Board of review comparable #1 is the same property as the appellants' comparable #3. The comparables have sites that range in size from 10,430 to 15,179 square feet of land area and are improved with three tri-level and one 1-story dwellings of brick exterior construction that range in size from 1,500 to 2,033 square feet of above grade living area. The homes were built from 1958 to 1968. Three of the comparables have a finished lower level and three of the comparables have a basement, two with finished area. Each of the comparables has central air conditioning, three comparables have one or two fireplaces and three of the comparables have a garage ranging in size from 420 to 572 square feet of building area. The comparables sold from April 2016 to March 2018 for prices ranging from \$425,000 to \$550,000 or \$250.97 to \$287.95 per square foot of above grade living area, land included.

The board of review also submitted an aerial map illustrating the location of the subject and comparable sales and noted that comparable #2 has a negative traffic influence due to its location on Green Bay Road. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains six comparables for the Board's consideration where one comparable was common to both parties. The Board gave less weight to appellants' comparables #1 and #2 along with board of review comparables #3 and #4 which have sales dates in 2015 or 2016 that are too dated to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board finds the best evidence of market value to be the remaining two comparables, which includes the common comparable. These two comparables are more similar in location, design, age, site size and most features, however, they both have basements in addition to their finished

lower level and one of the basements has finished area. These comparables sold in October 2017 or March 2018 for prices of \$455,000 and \$550,000 or for \$250.97 and \$270.54 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$490,351 or \$267.22 per square foot of above grade living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with 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: July 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Steven and Judith Schulte, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085