



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

APPELLANT: Jean Stein  
DOCKET NO.: 18-00491.001-R-1  
PARCEL NO.: 12-33-409-080

The parties of record before the Property Tax Appeal Board are Jean Stein, 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:** \$163,533  
**IMPR.:** \$160,486  
**TOTAL:** \$324,019

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 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 2-story dwelling of brick exterior construction with 3,561 square feet of living area. The dwelling was constructed in 1954 and has an effective age of 1983. Features of the home include a partially finished full basement, central air conditioning, three fireplaces and a 506 square foot attached garage. The property has a 20,812 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 within 1.83 miles of the subject property. The comparables have sites that range in size from 14,232 to 27,190 square feet of land area and are improved with 2-story dwellings of brick, stucco or wood siding exterior construction that range in size from 2,884 to 4,254 square feet of living area. The homes were built from 1953 to 1961 and have effective ages ranging from 1966 to 1973. Each

comparable has a basement, two with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 462 to 499 square feet of building area. The comparables sold from September 2017 to June 2018 for prices ranging from \$635,000 to \$992,500 or from \$195.57 to \$263.52 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$273,959.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$324,019. The subject's assessment reflects a market value of \$979,501 or \$275.06 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 a grid analysis and property record cards on four comparable sales located within approximately 1.49 miles from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 20,639 to 23,864 square feet of land area and are improved with three, 2-story and one, 1.75-story dwellings of brick or wood siding exterior construction that range in size from 2,542 to 4,115 square feet of living area. The homes were built from 1961 to 1974 and have effective ages ranging from 1963 to 1977. Each comparable has a basement, three with finished area, central air conditioning, one to five fireplaces and a garage ranging in size from 462 to 750 square feet of building area. The comparables sold from June 2016 to January 2018 for prices ranging from \$760,000 to \$1,250,000 or from \$263.52 to \$391.42 per square foot of living area, land included.

The board of review also submitted a Listing & Property History Report for the appellant's comparable #1 indicating 588 days on market and Multiple Listing Service (MLS) sheets for appellant's comparable #3 associated with sales in 2017 and 2019 following advertised remodeling. 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 record contains six comparables for the Board's consideration where one comparable was common to both parties. The Board gave reduced weight to the appellant's comparable #2/board of review comparable #1 due to its unfinished basement compared to the subject's partial finish basement. The Board gave less weight to board of review comparable #3 due to its smaller size and sale date in 2016 which is too distant in time to be indicative of the subject's market value as of the January 1, 2018 assessment date. Additionally, the Board gave little weight to board of review comparable #4 which differs in design from the subject property. The Board finds the best evidence of market value to be appellant's comparables #1 and #3 along with board of

review comparable #2, which are more similar to the subject in site size, design, age/effective age, finished basement and most features. These three comparables sold from January 2017 to June 2018 for prices ranging from \$635,000 to \$1,175,000 or from \$195.57 to \$334.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$979,501 or \$275.06 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board finds board of review comparable #2 is most similar to the subject property sold in January 2017 for \$1,175,000 or \$334.09 per square foot of living area, land included. 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: 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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