



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

APPELLANT: Doug Valassis  
DOCKET NO.: 18-00492.001-R-1  
PARCEL NO.: 12-34-305-047

The parties of record before the Property Tax Appeal Board are Doug Valassis, 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:** \$487,672  
**IMPR.:** \$477,905  
**TOTAL:** \$965,577

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 stucco exterior construction with 8,093 square feet of living area. The dwelling was constructed in 1951 with an effective age of 1976. Features of the home include a basement with finished area, central air conditioning, three fireplaces and an 851 square foot garage. The property has a 64,033 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant through counsel contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on three suggested equity comparables located in the same neighborhood and from 1.33 to 1.76 miles from the subject property. The comparables were improved with one, 1.5-story or two, 2-story dwellings of brick or stone exterior construction that range in size from 6,286 to 9,021 square feet of living area. The dwellings were built from 1960 to 1966 with

comparable #1 having an effective age of 1977. Each comparable has a basement with one comparable having finished area, central air conditioning, three or four fireplaces and one or two attached garages ranging in total size from 784 to 993 square feet of building area. Comparable #3 also has a 1,118 square foot in-ground swimming pool and a 469 square foot detached garage. The comparables have improvement assessments that range from \$357,254 to \$438,030 or from \$48.56 to \$56.83 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$423,479 or \$52.33 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 \$965,577. The subject property has an improvement assessment of \$477,905 or \$59.05 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted property record cards and a grid analysis on four suggested comparables, in which one comparable was also utilized by the appellant. The board of review's comparable #1 is the also the appellant's comparable #1. These comparables are located in the same neighborhood and from 0.195 of a mile to 1.758 miles from the subject property. The comparables were improved with two, 1.75-story dwellings and two, 2-story dwellings of brick exterior construction that range in size from 6,286 to 7,819 square feet of living area. The dwellings were built from 1961 to 1979 with comparable #1 having an effective age of 1977 and comparable #3 having an effective age of 1975. Each comparable has a basement with three comparables having finished area, central air conditioning, three to six fireplaces and one or two garages ranging in size from 375 to 1,928 square feet of building area. The comparables have improvement assessments that range from \$164,530 to \$455,733 or from \$21.04 to \$61.35 per square foot of living area. Based on this evidence, the board of review requested that the 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 six comparables for the Board's consideration, which includes a shared comparable. The Board gave less weight to the appellant's comparable #3 as this property has an in-ground swimming pool unlike the subject. The Board gave less weight to the board of review comparables #3 and #4 due to their dissimilar design when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #1/board of review's comparable #1 and #2 along with the board of review comparable #2. These comparables have varying degrees of similarity when compared to the subject in location, age dwelling size and features. These comparables had improvement assessments that ranged from

\$357,254 to \$455,733 or from \$51.59 to \$61.35 per square foot of living area. The subject's improvement assessment of \$477,905 or \$59.05 per square foot of living area falls above the range on a total improvement basis and within the range established by the best comparables in this record on a per square foot basis. The subject's total improvement is supported by its larger dwelling size when compared to the remaining comparables. Based on this record 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:

February 16, 2021



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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