



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

APPELLANT: Karen Gamrath  
DOCKET NO.: 18-00507.001-R-1  
PARCEL NO.: 12-17-401-019

The parties of record before the Property Tax Appeal Board are Karen Gamrath, 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 A Reduction 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:** \$88,130  
**IMPR.:** \$91,778  
**TOTAL:** \$179,908

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 2.0-story dwelling of wood siding exterior construction with 2,481 square feet of living area. The dwelling was constructed in 1982. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 600 square foot attached garage. The property has a 24,248 square foot site and is located in Lake Bluff, 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 0.29 of a mile from the subject property. The comparable sites range in size from 18,181 to 22,575 square feet of land area and are improved with 2.0-story dwellings of wood siding exterior construction that range in size from 2,473 to 2,828 square feet of living area. The homes were built in 1982 or 1984. Each comparable has a basement, one with finished area, central air conditioning, one or two

fireplaces and a garage ranging in size from 484 to 594 square feet of building area. The comparables sold from September 2015 to October 2018 for prices ranging from \$470,000 to \$665,000 or from \$190.05 to \$239.81 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$179,908.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$203,379. The subject's assessment reflects a market value of \$614,810 or \$247.81 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 three comparable sales located within approximately 0.29 of a mile from the subject property. Board of review comparable sale #3 is the same as the appellant comparable sale #2. The comparables have sites that range in size from 17,678 to 25,123 square feet of land area and are improved with a 1.5-story and two, 2.0-story dwellings of wood siding exterior construction that range in size from 2,620 to 2,826 square feet of living area. The homes were built from 1981 to 1985. Each comparable has a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 484 to 594 square feet of building area. The comparables sold from July to September 2017 for prices ranging from \$630,000 to \$725,000 or from \$222.77 to \$265.18 per square foot of living area, land included. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains five comparables for the Board's consideration where one comparable was common to both parties. The Board gave less weight to the appellant's comparable #3 which sold in 2015 and is less indicative of the subject's market value as of the January 1, 2018 assessment date. The Board gave little weight to board of review comparable #2 which differs from the subject in design. The Board finds the best evidence of market value to be appellant's comparables #1 and #2/board of review comparable #3 along with board of review comparable #1 which are more similar to the subject in terms of location, design and age. Two of these three comparables have superior dwelling size and finished basements compared to the subject's size and unfinished basement, requiring downward adjustments. The best comparables sold from August 2017 to October 2018 for prices ranging from \$470,000 to \$670,000 or from \$190.05 to \$255.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$614,810 or \$247.81 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. However, after considering adjustments to the comparables for differences from the subject with respect to dwelling size and

finished basement area, the Board finds a reduction in the subject's assessment commensurate with the request is 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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