



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

APPELLANT: Judy Topel  
DOCKET NO.: 18-01975.001-R-1  
PARCEL NO.: 15-23-210-014

The parties of record before the Property Tax Appeal Board are Judy Topel, 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:** \$71,158  
**IMPR.:** \$108,212  
**TOTAL:** \$179,370

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 two-story dwelling of wood siding exterior construction with 2,718 square feet of living area. The dwelling was constructed in 1965. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 540 square foot garage. The property has a 19,602 square foot site and is located in Lincolnshire, Vernon 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 from .14 to .60 of a mile from the subject property. The comparables have sites containing 20,038 or 21,344 square feet of land area. The comparables consist of two-story dwellings of brick exterior construction ranging in size from 2,664 to 2,968 square feet of living area. The dwellings were constructed in 1966 and 1967. Each comparable features a partial or full basement with finished area, central air

conditioning, one or two fireplaces and a garage containing 550 or 576 square feet of building area. The comparables sold from November 2016 to May 2018 for prices ranging from \$465,000 to \$492,500 or from \$156.67 to \$184.87 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$154,681 reflecting a market value of approximately \$464,089 or \$170.75 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$179,370. The subject's assessment reflects a market value of \$542,231 or \$199.50 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 from .352 to .49 of a mile from the subject property. The comparables have sites that range in size from 17,860 to 26,572 square feet of land area. The comparables consist of a one and one-half-story dwelling and three, two-story dwellings of brick or wood siding exterior construction ranging in size from 2,437 to 2,719 square feet of living area. The dwellings were constructed from 1968 to 1972. One comparable has a crawl space foundation and three comparables each have a partial basement with finished area. Each comparable features central air conditioning, one or two fireplaces and a garage ranging in size from 506 to 598 square feet of building area. The comparables sold from April 2017 to March 2018 for prices ranging from \$550,000 to \$630,000 or from \$202.28 to \$235.43 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **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 no reduction in the subject's assessment is warranted.

The record contains seven suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #1 as it sold in 2016 which is dated and less likely to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board gave reduced weight to board of review comparable #3 due its smaller dwelling size and lack of a basement when compared to the subject.

The Board finds the best evidence of market value to be the remaining five comparable sales. These comparables are relatively similar to the subject in location, dwelling size, design and age, though four of the comparables have finished basements unlike the subject's unfinished basement, suggesting a downward adjustment would be needed to make them more equivalent to the subject dwelling. The comparables sold from March 2017 to May 2018 for prices ranging from \$478,000 to \$630,000 or from \$170.65 to \$235.43 per square foot of living area, including

land. The subject's assessment reflects a market value of \$542,231 or \$199.50 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported. Based on this evidence, the Board finds no reduction in the subject's assessment is warranted.

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:

November 17, 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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