



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

APPELLANT: Erwin Sendef  
DOCKET NO.: 18-01977.001-R-1  
PARCEL NO.: 14-01-204-002

The parties of record before the Property Tax Appeal Board are Erwin Sendef, 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:** \$39,024  
**IMPR.:** \$118,865  
**TOTAL:** \$157,889

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 brick exterior construction with 3,064 square feet of living area. The dwelling was constructed in 1981. Features of the home include a basement with finished area,<sup>1</sup> central air conditioning, three fireplaces and a 1,060 square foot garage. The property has a 60,750 square foot site and is located in Mundelein, Ela 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 0.52 of a mile from the subject property. The comparables have sites that range in size from 34,412 to 47,359 square feet of land area and are improved with two-story dwellings of wood siding exterior construction

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<sup>1</sup> Basement finished area was disclosed in the sketch of the subject improvement and not contained in the grid analysis.

that range in size from 2,600 to 3,186 square feet of living area. The homes were built from 1979 to 1994. Each comparable has a basement, one with finished area,<sup>2</sup> central air conditioning, one or two fireplaces and a garage ranging in size from 726 to 824 square feet of building area. The comparables sold from February 2016 to November 2017 for prices ranging from \$310,000 to \$456,000 or from \$114.56 to \$143.22 square feet of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$128,350.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$157,889. The subject's assessment reflects a market value of \$477,294 or \$155.77 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 0.32 of a mile from the subject property. The comparables have sites that range in size from 40,279 to 102,683 square feet of land area and are improved with a one-story and three, two-story dwellings of brick or wood siding exterior construction that range in size from 2,643 to 3,210 square feet of living area. The homes were built from 1978 to 1990. Each comparable has a basement, two with finished area,<sup>2</sup> central air conditioning, one or three fireplaces and a garage ranging in size from 660 to 954 square feet of building area. Comparable #2 also features an inground swimming pool. The comparables sold from January 2016 to October 2017 for prices ranging from \$440,000 to \$550,000 or from \$154.06 to \$171.34 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparables for the Board's consideration. The Board gave less weight to appellant comparable #1 due to its smaller site size and newer age when compared to the subject. The Board gave less weight to appellant comparable #3 along with board of review comparables #2 and #3 which sold in 2016 and are dated and less indicative of fair market value of the subject's January 1, 2018 assessment date. Appellant comparable #3 also has significantly smaller dwelling size compared to the subject. The Board also gave less weight to board of review comparable #1 which differs from the subject in its significantly larger site size and one-story design compared to the subject's two-story design.

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<sup>2</sup> Basement finished area for the appellant and board of review comparable sales was disclosed on the sketch of the subject improvement and not contained in the grid analysis.

The Board finds the best evidence of market value to be appellant's comparable #2 along with board of review comparable #4 which are more similar to the subject in terms of location, design, dwelling size and some features. These most similar comparables sold in August or October 2017 for prices of \$365,000 or \$440,000 or for \$114.56 and \$154.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$447,294 or \$155.77 per square foot of living area, including land, which is higher than the best comparable sales in this record, but appears to be justified given the subject's site size, finished basement and larger garage. After considering adjustments to the comparables for differences when compared to 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: October 20, 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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COUNTY

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