



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

APPELLANT: Andrew Schwartz
DOCKET NO.: 18-02004.001-R-1
PARCEL NO.: 16-20-403-029

The parties of record before the Property Tax Appeal Board are Andrew Schwartz, 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: \$61,145
IMPR.: \$151,156
TOTAL: \$212,301

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 3,214 square feet of living area. The dwelling was constructed in 1969. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 484 square foot garage. The property is located in Deerfield, West Deerfield 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 .12 to .25 of a mile from the subject property. The comparables consist of two-story dwellings of brick exterior construction ranging in size from 2,837 to 3,601 square feet of living area. The dwellings were constructed in 1967 and 1969. Each comparable features a basement with one having finished area, central air conditioning, a fireplace and a garage ranging in size from 418 to 624 square feet of building area. The comparables sold from April 2017 to April 2018 for prices

ranging from \$480,000 to \$636,500 or from \$168.36 to \$188.58 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$190,590 reflecting a market value of approximately \$571,827 or \$177.92 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 \$212,301. The subject's assessment reflects a market value of \$641,781 or \$199.68 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 .032 to .247 of a mile from the subject property. The comparables consist of two-story dwellings of brick exterior construction ranging in size from 2,837 to 3,153 square feet of living area. The dwellings were constructed from 1967 to 1969. Each comparable features a basement with two having finished area, central air conditioning, a fireplace and a garage ranging in size from 418 to 528 square feet of building area. The comparables sold from January to July 2017 for prices ranging from \$635,000 to \$734,500 or from \$201.40 to \$258.90 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 finds all the comparables are relatively similar to the subject in location, dwelling size, design and age, though four have unfinished basements unlike the subject's finished basement requiring upward adjustments to make them more equivalent to the subject. The comparables sold from January 2017 to April 2018 for prices ranging from \$480,000 to \$734,500 or from \$168.36 to \$258.90 per square foot of living area, including land. Removing the low and high sales results in a tighter range of sale prices from \$535,000 to \$675,000 or from \$176.76 to \$229.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$641,781 or \$199.68 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:

December 15, 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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