



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

APPELLANT: Kevin Keleghan
DOCKET NO.: 18-02029.001-R-1
PARCEL NO.: 16-06-403-059

The parties of record before the Property Tax Appeal Board are Kevin Keleghan, 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: \$188,039
IMPR.: \$361,023
TOTAL: \$549,062

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 2.5-story dwelling of brick exterior construction with 6,147 square feet of living area. The dwelling was constructed in approximately 1998. Features of the home include an unfinished basement, central air conditioning, two fireplaces, a 1,124 square foot garage and an inground swimming pool. The property has a 60,984 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick exterior construction that range in size from 5,114 to 6,018 square feet of living area. The homes were constructed from 1998 to 2000. Each comparable has a basement with finished area, central air conditioning, two or three

fireplaces and a garage ranging in size from 658 to 1,148 square feet of building area. Comparable #2 features an inground swimming pool. The properties have improvement assessments ranging from \$222,016 to \$269,551 or from \$36.89 to \$46.56 per square foot of living area. Based on this evidence, the appellant requested the subjects' improvement assessment be reduced to \$263,112 or \$42.80 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 \$549,062. The subject property has an improvement assessment of \$361,023 or \$58.73 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a grid analysis and property record cards on six equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 4,900 to 7,832 square feet of living area. The homes were constructed from 1996 to 2001. Each comparable has a basement, five with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 732 to 1,036 square feet of building area. Comparables #1 and #4 have inground swimming pools. The comparables have improvement assessments ranging from \$336,596 to \$489,951 or from \$58.99 to \$69.44 per square foot of living area.¹ Based on this evidence, the board of review requested the subject's 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 nine equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #2 along with board of review comparables #5 and #6 which have dissimilar dwelling sizes when compared to the subject property.

The Board finds the best evidence of assessment equity to be the remaining six comparables which are similar to the subject in location, age, dwelling size and some features but five of the comparables have finished basements, superior, compared to the subject's unfinished basement and two comparables have inground swimming pools similar to the subject. Board of review comparable #2 has an unfinished basement like the subject but lacks a pool and has an improvement assessment of \$371,886 or \$63.89 per square foot of living area. These properties had improvement assessments that ranged from \$222,016 to \$434,044 or from \$36.89 to \$69.44

¹ The board of review's grid analysis incorrectly reported 2017 assessment details for the subject and equity comparables. The Board obtained 2018 improvement assessment detail from the property record cards for the comparable properties which were submitted by the board of review.

per square foot of living area. The subject's improvement assessment of \$361,023 or \$58.73 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the comparables for both superior and inferior differences when compared to the subject, 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: July 20, 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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