



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

APPELLANT: Triou, LLC  
DOCKET NO.: 18-02742.001-C-1  
PARCEL NO.: 16-23-409-006

The parties of record before the Property Tax Appeal Board are Triou, LLC, 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:** \$ 627,303  
**IMPR.:** \$ 547,756  
**TOTAL:** \$1,175,059

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 is improved with two buildings.<sup>1</sup> Building #1 is a two-story brick structure with a partial basement which was built in 1911 and contains 11,036 square feet of building area. Building #2 is a two-story brick structure with a concrete slab foundation which was built in 1986 and contains 8,640 square feet of building area. The property has a 24,999 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant partially completed the Section V grid analysis concerning only Building #1 along with information on four comparable sales. The parcels range in size from 2,100 to 9,500 square feet of land area which have each been improved with a building ranging in size from 3,250 to 13,568 square feet of building area. The comparables sold from October 2016 to October 2017

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<sup>1</sup> Descriptive data has been drawn from the property record card for the subject submitted by the board of review.

for prices ranging from \$385,000 to \$1,600,000 or from \$110.55 to \$191.33 per square foot of building area, including land.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$1,075,060 which would reflect a market value of approximately \$3,225,180, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,175,059. The subject's assessment reflects a market value of \$3,552,174 or \$180.53 per square foot of building area, land included, based on a total building area of 19,676 square feet 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 the same four comparable sales presented by the appellant along with the notation that the appellant failed to analyze both buildings that comprise the subject property. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 data on the four same comparable properties to support their respective positions before the Property Tax Appeal Board. These comparables sold from October 2016 to October 2017 for prices ranging from \$385,000 to \$1,600,000 or from \$110.55 to \$191.33 per square foot of building area, including land. The subject's assessment reflects a market value of \$3,552,174 or \$180.53 per square foot of building area, land included, based on a total building area of 19,676 square feet, which is within the range established by the comparable sales in this record. Based on this evidence, 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: February 16, 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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COUNTY

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