



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

APPELLANT: Robert Schlossberg  
DOCKET NO.: 19-03857.001-R-1  
PARCEL NO.: 16-21-110-006

The parties of record before the Property Tax Appeal Board are Robert Schlossberg, 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:** \$114,329  
**IMPR.:** \$203,769  
**TOTAL:** \$318,098

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 2019 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 one-story dwelling of brick exterior construction with 4,410 square feet of living area. The dwelling was constructed in 1973 or is approximately 46 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, inground swimming pool, and a 440 square foot garage. The property has a 42,963 square foot site and is located in Highland Park, 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 four equity comparables located within the same neighborhood code and within 2,170 feet from the subject. The comparables are described as one-story dwellings of brick or wood siding exterior construction ranging in size from 3,510 to 5,368 square feet of living area. The dwellings range in age from 31 to 47 years old. The comparables have basements with one having finished area.

Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 506 to 828 square feet of building area. The comparables have improvement assessments ranging from \$102,309 to \$200,276 or from \$29.15 to \$40.72 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$318,098. The subject property has an improvement assessment of \$203,769 or \$46.21 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located within the same neighborhood code and within 992 feet from the subject. The comparables are described as one-story or two-story dwellings of brick exterior construction ranging in size from 4,201 to 4,397 square feet of living area. The dwellings were constructed from 1967 to 1983. The comparables have basements, two of which have recreation rooms. Other features of each comparable include central air conditioning, a fireplace, and a garage ranging in size from 770 to 1,287 square feet of building area. Four comparables have inground swimming pools. The comparables have improvement assessments ranging from \$202,306 to \$247,773 or from \$47.07 to \$56.35 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant 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 no reduction in the subject's assessment is warranted.

The parties submitted nine equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables as all lack inground swimming pools, two have larger dwelling sizes and one has finished basement area when compared to the subject. The Board also gave reduced weight to board of review comparables #2 and #5 which are two-story designs in contrast to the subject's one-story design and board of review comparable #3 which has a basement recreation room unlike the subject. In addition, comparable #5 has a basement recreation room unlike the subject and lacks an inground swimming pool, a feature of the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #4 which overall are most similar to the subject in location, dwelling size, age and features. These comparables have improvement assessments of \$48.16 and \$53.49 per square foot of living area, respectively. The subject's improvement assessment of \$46.21 per square foot of living area falls below the two best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant did

not prove by clear and convincing evidence that the subject's improvement assessment was inequitably assessed and a reduction in the subject's improvement 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: November 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Robert Schlossberg, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld and Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085