



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

APPELLANT: William Kohn
DOCKET NO.: 19-03881.001-R-1
PARCEL NO.: 16-36-404-002

The parties of record before the Property Tax Appeal Board are William Kohn, 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: \$82,654
IMPR.: \$95,836
TOTAL: \$178,490

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 two-story dwelling of brick exterior construction with 2,522 square feet of living area. The dwelling was built in 1939 and is approximately 80 years old. Features of the home include a basement with a recreation room, central air conditioning, a fireplace and a 180 square foot garage. The property has a 10,066 square foot site and is located in Highland Park, Moraine 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 ten equity comparables located within the same neighborhood code as the subject. The comparables are described as two, 2.5-story and eight, 2-story dwellings of wood siding, stucco, or brick exterior construction ranging in size from 2,288 to 3,305 square feet of living area. The dwellings range in age from 90 to 111 years old. The comparables have basements, with one having finished

area. Each comparable has central air conditioning; nine comparables each have one or two fireplaces; and eight comparables have garages ranging in size from 209 to 615 square feet of building area. The comparables have improvement assessments ranging from \$82,657 to \$111,924 or from \$33.87 to \$36.51 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 \$178,490. The subject property has an improvement assessment of \$95,836 or \$38.00 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 as the subject. The comparables are described as a 2.5-story and four, 2-story dwellings of brick, wood siding, or brick and stucco exterior construction ranging in size from 2,494 to 2,528 square feet of living area. The dwellings were constructed from 1925 to 1937. Comparables #1, #3, #4 and #5 have effective ages of 1935, 1963, 1933, and 1948, respectively. Each comparable has a basement with two having finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 252 to 462 square feet of building area. One comparable has an inground swimming pool. The comparables have improvement assessments ranging from \$75,662 to \$125,519 or from \$30.12 to \$49.81 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 15 equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables due to their differences in dwelling size when compared to the subject. The Board also gave less weight to board of review comparables #3 and #4 due to having a significantly newer effective age or an inground swimming pool when compared to the subject. The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and 5 which overall are more similar to the subject in location, age, dwelling size and some features. However, two comparables lack a basement recreation room, a feature of the subject. These comparables have improvement assessments ranging from \$75,662 to \$109,590 or from \$30.12 to \$43.94 per square foot of living area. The subject's improvement assessment of \$95,836 or \$38.00 per square foot of living area falls within the range established by the 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 inequitable 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: December 21, 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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