



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

APPELLANT: Peyton Owen, Jr.  
DOCKET NO.: 19-03969.001-R-1  
PARCEL NO.: 16-05-402-051

The parties of record before the Property Tax Appeal Board are Peyton Owen, Jr., 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:** \$93,267  
**IMPR.:** \$220,127  
**TOTAL:** \$313,394

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 4,148 square feet of living area. The dwelling was constructed in 1987 and is approximately 32 years old. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and an 884 square foot garage. The subject property has a 16,308 square foot site and is located in Lake Forest, 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 four comparable sales located within the same assessment neighborhood code as the subject. The comparables consist of two-story dwellings of brick or wood siding exterior construction that range in age from 31 to 36. The dwellings range in size from 3,134 to 4,509 square feet of living area and are situated on sites that range in size from 15,912 to 18,325 square feet of land area. Two comparables are reported to have partial or full

basements, with one having finished area and two comparables have concrete slab foundations. Other features of each comparable include central air conditioning, one or two fireplaces, and a garage ranging in size from 630 to 738 square feet of building area. The comparables sold from April 2018 to July 2019 for prices ranging from \$658,125 to \$950,000 or from \$188.92 to \$216.64 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$313,394. The subject's assessment reflects an estimated market value of \$952,855 or \$229.71 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%. In support of the subject's assessment, the board of review submitted information on four comparable sales located within the same assessment neighborhood code as the subject. Board of review comparable #2 was also submitted by the appellant. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction that were built from 1986 to 1989. The dwellings range in size from 3,330 to 4,509 square feet of living area. Two comparables are reported to have basements, with one having a recreation room and two comparables are reported to have concrete slab foundations. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 575 to 726 square feet of building area. The comparables sold from July to September 2019 for prices ranging from \$935,000 to \$965,000 or from \$210.69 to \$282.28 per square foot of living area, including land. 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 no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration which includes the parties' common comparable. The Board gave less weight to appellant's comparables #1, #3 and #4 along with board of review comparables #1 and #3 due to their smaller dwelling sizes and/or having basements, two of which also have finished area when compared to the subject. The Board finds the best evidence of market value to be the parties' common comparable (appellant's comparables #2/board of review comparable #2) and board of review comparable #4 which overall are most similar to the subject in location, dwelling size, age and features. The two best comparables sold in July and August 2019 for prices of \$950,000 and \$965,000 or for \$210.69 and \$235.14 per square foot of living area, including land, respectively. The subject's assessment reflects an estimated market value of \$952,855 or \$229.71 per square foot of living area, including land, which is bracketed by the the two best comparable sales in this record both on overall price and price per square foot bases. 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 its assessment is supported and a reduction in the subject's assessment is not 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 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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COUNTY

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