



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

APPELLANT: Leslie Storch
DOCKET NO.: 19-05881.001-R-2 through 19-05881.003-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Leslie Storch, 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 ***a reduction*** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-05881.001-R-2	16-25-108-005	107,673	0	\$107,673
19-05881.002-R-2	16-25-108-006	122,431	0	\$122,431
19-05881.003-R-2	16-25-108-007	206,103	263,723	\$469,826

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 “Traditional” style dwelling with stone exterior construction containing 7,046 square feet of living area. The dwelling is 15 years old but has a 5-year-old effective age. Features of the home include a full basement, that is 90% finished, central air conditioning, three fireplaces and a 4-car garage. The property has three parcels of land containing a total of 90,526 square feet of land area and is located in Highland Park, Moraine Township, Lake County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of

¹ The Board finds the best evidence of the description and features of the subject is the appellant’s appraisal.

\$2,100,000 as of January 1, 2019. The appellant's appraiser inspected the interior and exterior of the subject property on July 21, 2020 and observed no deferred maintenance.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject. The appellant's appraiser selected four comparable properties that are located from .28 of a mile to 1.42 miles from the subject. The comparables have sites ranging in size from 32,801 to 87,991 square feet of land area that are improved with two-story "Traditional" style dwellings that range in size from 5,461 to 7,276 square feet of living area. The homes range in age from 17 to 109 years old. The comparables have full or partial basements, three of which have finished area, central air conditioning, one, three or five fireplaces and a 3-car garage. Two comparables each have a swimming pool. The comparables sold from April to October 2018 for prices ranging from \$1,475,000 to \$2,192,000 or from \$202.72 to \$357.08 per square foot of living area, including land. After adjusting the comparable sales for differences when compared to the subject, the appellant's appraiser arrived at adjusted sale prices ranging from \$1,797,000 to \$2,255,100 or from \$246.98 to \$397.09 per square foot of living area, including land. Based on these adjusted sale prices, the appellant's appraiser estimated the subject property had a market value of \$2,100,000 or \$298.04 per square foot of living area, including land, as of January 1, 2019. Based on this evidence the appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$949,990. The subject's assessment reflects a market value of \$2,888,386 or \$409.93 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable properties that are located from .29 to .74 of a mile from the subject. The board of review's comparables #2 and #3 are the same properties as the appellant's appraisal sales #2 and #3. The comparables have sites ranging in size from 34,610 to 39,200 square feet of land area that are improved with two-story dwellings that range in size from 5,311 to 6,432 square feet of living area. The dwellings were built from 1939 to 2003, with homes built in 1939 and 1996 having 1946 and 2005 effective ages. The comparables have basements, each with finished area, central air conditioning, one, three or five fireplaces and an attached garage ranging in size from 576 to 1,066 square feet of building area. One comparable has a swimming pool. The comparables sold from May 2018 to September 2019 for prices of \$1,950,000 and \$2,337,500 or from \$303.17 to \$440.12 per square foot of living area, including land. The board of review submitted a brief critiquing the appellant's appraisal sales and argued the appraisal's land adjustments are incorrect based on the subject parcel's current land assessments. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$2,100,000 as of January 1, 2019. The appraisal was completed using similar comparable properties, when compared to the subject, and contained appropriate adjustments to the comparable properties, which further advances the credibility of the report. The subject's assessment reflects a market value above the appraised value. The Board gives less weight to the board of review's submission, as the board of review's only challenge to the accuracy of the appellant's appraisal was that the appraisal's land adjustments are incorrect, based on the subject parcel's current land assessments. The Board finds this argument is unpersuasive, as the appellant is challenging the accuracy of the subject's assessment de novo, based on market value. Section 1910(a) of the rules of the Property Tax Appeal Board under "Burden of Proof" states, "Under the principles of a de novo proceeding, the Property Tax Appeal Board shall not presume the action of the board of review or the assessment of any local assessing officer to be correct. However, any contesting party shall have the burden of going forward. As to the board of review's comparable sales grid, the Board finds two of the comparables were used by the appellant's appraiser, however, the appellant's appraiser made logical adjustments to their sale prices to support the appraisal's conclusion. The board of review's remaining unadjusted comparable sale does not overcome the weight given to the appellant's appraisal. Based on the evidence in this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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: June 21, 2022



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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