



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

APPELLANT: Esther Finne  
DOCKET NO.: 19-05939.001-R-1  
PARCEL NO.: 16-20-404-007

The parties of record before the Property Tax Appeal Board are Esther Finne, 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:** \$57,689  
**IMPR.:** \$151,936  
**TOTAL:** \$209,625

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 2,850 square feet of living area. The dwelling was constructed in 1968 and is 51 years old. Features of the home include an unfinished full basement, central air conditioning, a fireplace, and a 440 square foot garage. The property has a 12,000 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal; no dispute was raised concerning the land assessment. In support of this argument the appellant submitted information on four equity comparables improved with two-story homes of brick exterior construction ranging in size from 2,734 to 3,058 square feet of living area. The dwellings are from 48 to 53 years old. The homes each have an unfinished partial basement, central air conditioning, a fireplace, and a garage ranging in size from 440 to 506 square feet of

building area. The comparables are located from 0.16 to 0.21 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$107,479 to \$124,905 or from \$39.31 to \$40.85 per square foot of living area.

Based upon this evidence, the appellant requested the subject property's improvement assessment be reduced to \$114,712 or \$40.25 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$209,625. The subject property has an improvement assessment of \$151,936 or \$53.31 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 improved with two-story homes of brick or brick and wood siding exterior construction ranging in size from 3,137 to 3,235 square feet of living area. The dwellings were built from 1967 to 1969. The homes each have a full or partial basement, four of which have a recreation room, central air conditioning, a fireplace, and a garage ranging in size from 420 to 858 square feet of building area. The comparables are located within 0.16 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$158,740 to \$181,299 or from \$50.60 to \$56.32 per square foot of living area.

Based upon this evidence, the board of review requested confirmation of the subject property'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 a reduction in the subject's assessment is not warranted.

The record contains a total of nine comparables for the Board's consideration. The Board gives less weight to the board of review's comparables #1, #2, #4, and #5, due to their finished basement area which the subject does not feature.

The Board finds the best evidence of assessment equity to the appellant's comparables and the board of review's comparable #3, which are relatively similar to the subject in dwelling size, age, location, and some features. These comparables have improvement assessments that range from \$107,479 to \$165,208 or from \$39.31 to \$51.58 per square foot of living area. The subject's improvement assessment of \$151,936 or \$53.31 per square foot of living area falls within the range established by the best comparables in terms of total improvement assessment and above the range on a per square foot basis. Based on this record, and after considering appropriate

adjustments to the best comparables for differences when compared to the subject, such as the dwelling size and basement size, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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 15, 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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COUNTY

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