



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

APPELLANT: Keith Bank  
DOCKET NO.: 19-06079.001-R-1  
PARCEL NO.: 16-23-207-094

The parties of record before the Property Tax Appeal Board are Keith Bank, 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:

**LAND:** \$199,561  
**IMPR.:** \$414,289  
**TOTAL:** \$613,850

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 wood siding and stone exterior construction containing 6,325 square feet of living area. The dwelling was built in 2004. Features of the home include a “walk-out” full basement finished with a recreation room, central air conditioning, one fireplace and an attached garage with 966 square feet of building area. The property has a site with approximately 48,400 square feet of land area 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 four equity comparables improved with two-story dwellings of Dryvit, brick or wood siding exterior construction ranging in size from 4,322 to 5,855 square feet of living area. The homes range in age from 21 to 27 years old. Each property has full basement with three having finished area,

central air conditioning, one or four fireplaces, and an attached garage ranging in size from 506 to 878 square feet of building area. The comparables have the same assessment neighborhood code as the subject property and are located from 1,552 to 3,171 feet from the subject property. The comparables have improvement assessments ranging from \$256,225 to \$370,615 or from \$55.42 to \$63.62 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$378,709.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$654,813. The subject property has an improvement assessment of \$455,252 or \$71.98 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 dwellings of brick, stone, wood siding, stucco or stone and wood siding exterior construction ranging in size from 5,658 to 6,776 square feet of living area. The homes were built from 2005 to 2008. Each property has a full basement with a recreation room, central air conditioning, one to four fireplaces, and an attached garage ranging in size from 698 to 1,056 square feet of building area. Comparable #1 also has an inground swimming pool. The comparables have the same assessment neighborhood code as the subject property and are located from 476 to 1,873 feet from the subject property. The comparables have improvement assessments ranging from \$373,428 to \$478,817 or from \$65.04 to \$70.66 per square foot of living area.

### **Conclusion of Law**

The taxpayer 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 evidence in the record supports a reduction in the subject's assessment.

The record contains nine comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables due differences from the subject dwelling in age, size and/or basement finish. The Board gives less weight to board of review comparable #1 as this property has an inground swimming pool, unlike the subject property. The Board gives most weight to board of review comparables #2 through #5, as these properties are most similar to the subject dwelling in size, age and features. The comparables have improvement assessments that range from \$373,428 to \$407,595 or from \$65.04 to \$66.87 per square foot of living area. The subject's improvement assessment of \$455,252 or \$71.98 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds a reduction in the subject's improvement assessment 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: March 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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