



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

APPELLANT: AR Quest  
DOCKET NO.: 19-06472.001-C-1 through 19-06472.004-C-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are AR Quest, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
19-06472.001-C-1	11-21-214-014	157,776	0	\$157,776
19-06472.002-C-1	11-21-214-015	44,431	0	\$44,431
19-06472.003-C-1	11-21-214-016	47,251	300,000	\$347,251
19-06472.004-C-1	11-21-214-018	16,334	0	\$16,334

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 one-story retail building containing 18,998 square feet of building area.<sup>1</sup> The building was constructed in 1970. The property has a 28,939 square foot site and is located in Libertyville, Libertyville 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 that are located from 3.9 to 8 miles from the subject in Mettawa, Waukegan or Grayslake. Four of the comparables have sites ranging in size from 15,730 to 171,626 square feet of land area that are improved with retail,

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<sup>1</sup> The Board finds the appellant submitted the best evidence of the subject's building size, which is supported by an independent source.

retail and auto repair or auto repair buildings containing from 13,521 to 18,972 square feet of building area. Three of the buildings were constructed from 1970 to 2007. The comparables sold from July 2018 to September 2019 for prices ranging from \$900,000 to \$1,735,000 or from \$57.22 to \$91.45 per square foot of building 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 \$664,629. The subject's assessment reflects a market value of \$2,020,763 or \$106.37 per square foot of building 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 six comparable sales that are located in Lake Forest, Libertyville, Vernon Hills or Mundelein. The comparables have sites ranging in size from 4,792 to 145,055 square feet of land area that are improved with retail buildings containing from 6,110 to 17,200 square feet of building area. The buildings were constructed from 1976 to 2018. The comparables sold from October 2016 to February 2020 for prices ranging from \$1,300,000 to \$2,925,000 or from \$113.37 to \$372.37 per square foot of building 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of ten comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables due to their sale dates occurring less proximate in time than the comparable sales submitted by the appellant and/or their significantly smaller building sizes, when compared to the subject. The Board finds the appellant's comparables have varying degrees of similarity and also sold proximate in time to the January 1, 2019 assessment date at issue. The best comparables sold from from July 2018 to September 2019 for prices ranging from \$900,000 to \$1,735,000 or from \$57.22 to \$91.45 per square foot of building area, including land. The subject's assessment reflects a market value of \$2,020,763 or \$106.37 per square foot of building area, including land, which falls above the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported. Based on 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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APPELLANT

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COUNTY

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