



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

APPELLANT: Greg Goldsmith
DOCKET NO.: 19-07175.001-R-1
PARCEL NO.: 16-36-105-007

The parties of record before the Property Tax Appeal Board are Greg Goldsmith, the appellant, by attorney David R. Bass, of Field and Goldberg, 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: \$125,156
IMPR.: \$390,081
TOTAL: \$515,237

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 5,138 square feet of living area. The dwelling was constructed in 2001. Features of the home include a basement that is finished with a recreation room¹, central air conditioning, two fireplaces, and a 770 square foot garage. The property has a 20,450 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within .92 miles from the subject property. The comparables consist of two-story dwellings of wood siding, Dryvit, or brick exterior construction ranging in size from 4,740 to 5,198 square feet of living area. The

¹ The board of review's evidence indicates the subject has a basement that is finished with a 2,055 square foot recreation room which was unrefuted by the appellant.

dwelling were constructed from 1992 to 2003 with comparable #1 having an effective year built of 2005. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 546 to 756 square feet of building area. The comparables have sites ranging in size from 16,970 to 29,630 square feet of land area. The comparables sold from April to December 2019 for prices ranging from \$1,025,000 to \$1,279,000 or from \$207.03 to \$262.52 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 \$515,237. The subject's assessment reflects a market value of \$1,566,546 or \$304.89 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 sales located within .76 miles from the subject property. Board of review comparable #2 is the same property as appellant's comparable #1. The comparables were improved with two-story dwellings of wood siding, stone, or brick and stone exterior construction that range in size from 4,872 to 5,461 square feet of living area. The dwellings were constructed from 1992 to 2008 with comparable #2 having an effective year built of 2005. The comparables each have a basement with a recreation room², central air conditioning; one to five fireplaces, and a garage ranging in size from 704 to 1,066 square feet of building area. Comparable #1 has an inground swimming pool. The comparables have sites ranging in size from 17,580 to 34,610 square feet of land area. These properties sold from April 2018 to April 2019 for prices ranging from \$1,279,000 to \$2,650,000 or from \$262.52 to \$492.93 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 a reduction in the subject's assessment is not warranted.

The parties submitted five comparable sales for the Board's consideration as one comparable was common to both parties. The Board gives less weight to appellant's comparables #2 and #3 due to their unfinished basements when compared to the subject. The Board gives less weight to board of review comparable #1 which has an inground swimming pool unlike the subject.

The Board finds the best evidence of market value to be the parties' common comparable and board of review comparable #3 which are more similar to the subject in location, dwelling size

² The board of review reported the parties' common comparable has a 1,073 recreation room in the basement which was unrefuted by the appellant.

and features. These comparables sold in May 2018 and April 2019 for prices of \$1,279,000 and \$1,950,000 or for \$262.52 and \$357.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,566,546 or \$304.89 per square foot of living area including land, which is bracketed by the two best comparable sales in the record both on price per square foot and overall market value. Based on this evidence, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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:

July 19, 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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