



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

APPELLANT: Robert Craig  
DOCKET NO.: 19-07356.001-R-1  
PARCEL NO.: 13-16-203-031

The parties of record before the Property Tax Appeal Board are Robert Craig, 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:** \$27,799  
**IMPR.:** \$150,978  
**TOTAL:** \$178,777

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 exterior construction with 3,424 square feet of living area.<sup>1</sup> The dwelling was constructed in 1985 and is 34 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 690 square foot attached garage. The property has a 30,785 square foot site and is located in Lake Barrington, Cuba 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 with the same assessment neighborhood code as the subject and located from .74 to 2.63 miles from the subject. The

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<sup>1</sup> The Board finds the best evidence of the subject's size was the property record card presented by the board of review which included a sketch with dimensions and size calculations.

comparables have sites that range in size from 38,319 to 81,294 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in age from 23 to 41 years old. The dwellings range in size from 2,818 to 3,896 square feet of living area. The comparables have basements with one having a recreation room. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 452 to 778 square feet of building area. Comparable #3 also has a detached garage. The comparables sold from February 2018 to April 2019 for prices ranging from \$435,000 to \$570,000 or from \$134.98 to \$155.40 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 \$178,777. The subject's assessment reflects a market value of \$543,560 or \$158.75 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 five comparable sales with the same assessment neighborhood code as the subject and located from .37 to 2.42 miles from the subject. The comparables have sites ranging in size from 27,700 to 55,460 square feet of land area and are improved with one-story or two-story dwellings of wood siding, aluminum siding and stone, or wood siding and brick exterior construction that were built from 1978 to 1989. Comparables #3 and #5 have effective ages of 1990 and 1991, respectively. The dwellings range in size from 3,201 to 3,710 square feet of living area. The comparables have basements with four having a recreation room. Each comparable includes central air conditioning, one or two fireplaces, and an attached garage ranging in size from 625 to 877 square feet of building area. The comparables sold from June 2018 to November 2019 for prices ranging from \$570,000 to \$635,000 or from \$161.73 to \$178.07 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 record contains nine suggested comparable sales for the Board's consideration, none of which are truly similar to the subject due to differences in location, site size, dwelling size and/or features. Nevertheless, the Board gives less weight to appellant's comparables #1 and #2 along with board of review comparable #1 due to their distant locations being over 2.4 miles from the subject. The Board gives less to appellant's comparable #3 which has a smaller dwelling size and to board of review comparable #1 due to its dissimilar design when compared to the subject.

The Board finds the best evidence of the subject's market value to be appellant's comparable #4 and the remaining board of review comparables. These comparables are overall more similar in location, dwelling size, age, and features. However, three comparables have finished basement area unlike the subject and all have a larger site size than the subject that require downward adjustments to make them more equivalent to the subject. Nevertheless, these comparables sold from June 2018 to November 2019 for prices ranging from \$570,000 to \$635,000 or from \$146.30 to \$176.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$543,560 or \$158.75 per square foot of living area, including land, which is within the range established by the best comparables in the record on a square foot basis and below on an overall market value. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, 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:

May 17, 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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