



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

APPELLANT: Jamie Denz  
DOCKET NO.: 19-07600.001-R-1  
PARCEL NO.: 11-11-408-012

The parties of record before the Property Tax Appeal Board are Jamie Denz, 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:** \$68,688  
**IMPR.:** \$128,046  
**TOTAL:** \$196,734

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 3,014 square feet of living area. The dwelling was built in 1988 and is approximately 31 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace and an attached garage with 904 square feet of building area. The property has a site with approximately 40,060 square feet of land area and is located in Green Oaks, 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 improved with two-story dwellings of brick or wood siding exterior construction that range in size from 3,074 to 4,016 square feet of living area. The homes range in age from 36 to 39 years old. Each home has an unfinished full basement, central air conditioning, one or two fireplaces and an attached garage ranging in size

from 315 to 1,063 square feet of building area. The comparables have sites ranging in size from 39,648 to 67,943 square feet of land area and are located from .34 to .71 of one mile from the subject property. These properties sold from October 2017 to November 2018 for prices ranging from \$525,000 to \$767,000 or from \$157.09 to \$190.99 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$175,967.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$196,734. The subject's assessment reflects a market value of \$598,157 or \$198.46 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 improved with two-story dwellings of wood siding exterior construction that range in size from 2,655 to 3,342 square feet of living area. The homes were built in 1983 and 1987. Each home has an unfinished full basement, central air conditioning, one fireplace and an attached garage ranging in size from 546 to 1,063 square feet of building area. The comparables have sites ranging in size from 39,840 to 52,620 square feet of land area and are located from .07 to .66 of one mile from the subject property. These properties sold from July 2018 to April 2020 for prices ranging from \$579,900 to \$650,000 or from \$194.49 to \$218.42 per square foot of living area, including land. Board of review comparable #1 is a subsequent sale of appellant's comparable #2.

### **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 seven comparable sales submitted by the parties to support their respective positions. The Board gives less weight to appellant's comparable #1 and board of review comparable #1 as these properties sold in October 2017 and April 2020, respectively, not as proximate in time to the assessment date at issue as the remaining sales. Additionally, appellant's comparable #1 has a site that is approximately 70% larger than the subject site, which detracts from its similarity to the subject property and diminishes the weight that can be given this sale. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 and board of review comparable sales #2 and #3. These comparables range in dwelling size from 2,655 to 3,342 square feet of living area with similar features and land area as the subject property. These most similar comparables sold for prices ranging from \$520,000 to \$640,000 or from \$157.71 to \$218.42 per square foot of living area, including land. Despite their similarities, there is a wide disparity in the sales prices without an explanation for this divergence. The subject's assessment reflects a market value of \$598,157 or \$198.46 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject

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property as established by the board of review is correct 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:

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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