



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

APPELLANT: Ken Bown  
DOCKET NO.: 19-07627.001-R-1  
PARCEL NO.: 11-22-404-005

The parties of record before the Property Tax Appeal Board are Ken Bown, 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:** \$70,364  
**IMPR.:** \$89,545  
**TOTAL:** \$159,909

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 2-story dwelling with wood siding exterior construction containing 2,726 square feet of living area. The dwelling was built in 1977 and is approximately 42 years old. Features of the home include an unfinished full basement, central air conditioning, a fireplace, an attached garage with 462 square feet of building area, and an inground swimming pool. The property has a 41,521 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 three comparable sales located within the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 36,045 to 40,127 square feet of land area and are improved with 2-story dwellings with wood siding exterior construction that range in size from 2,460 to 3,512 square feet of living area. The

dwelling are either 51 or 52 years old. Each comparable has an unfinished full basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 382 to 462 square feet of building area. The comparables sold from August 2017 to June 2019 for prices ranging from \$310,000 to \$480,000 or from \$126.02 to \$175.95 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$138,801 which would reflect a market value of \$416,445 or \$152.77 at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$159,909. The subject's assessment reflects a market value of \$486,193 or \$178.35 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 four comparable sales with comparables #3 and #5 being duplicate properties. The comparables are located within the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 39,640 to 44,000 square feet of land area and are improved with 2-story dwellings with brick or wood siding exterior construction that range in size from 2,426 to 2,904 square feet of living area. The dwellings were built from 1965 to 1977. Each dwelling has an unfinished full or partial basement, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 420 to 825 square feet of building area. The comparables sold from March 2018 to August 2020 for prices ranging from \$481,000 to \$553,500 or from \$177.75 to \$212.28 per square foot of living area, including land. The board of review also provided Multiple Listing Service (MLS) sheets for each of its comparables and property record cards for each of the parties' comparable sales. The board of review made a notation on the copy of the appellant's grid analysis that appellant's comparable sale #1 "did not benefit from multiple list service (MLS) market exposure."

Based on this evidence, the board of review requested the assessment be sustained.

### **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 Board finds the parties submitted a total of seven comparable sales for the Board's consideration which present varying degrees of similarity to the subject property. The Board gives less weight to appellant's comparables #2 and #3, along with board of review comparable #1 based on their sale dates being too remote in time from the January 1, 2019 assessment date at issue and thus not as likely to reflect the subject's market value as of the said lien date as do the remaining comparable sales in the record. The Board also gave reduced weight to appellant's comparable #1 based on its significantly larger dwelling size relative to the subject and further

based on unrefuted evidence that this property was not exposed on the open market and thus the sale may not reflect an arm's-length transaction.

The Board finds the best evidence of market value to be board of review comparables #2, #3, and #4. These three best comparables in the record are quite similar to the subject in location, lot size, design, age, and most features. However, none of these comparables have an inground swimming pool as does the subject property. These most similar comparables sold from March 2018 to April 2019 for prices ranging from \$481,000 to \$553,500 or from \$177.75 to \$212.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$486,193 or \$178.35 per square foot of living area, including land, which falls within the lower end of the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, such as the lack of an inground swimming pool, the Board finds that the assessment of the subject property as established by the board of review is well supported and, therefore, a reduction in the subject's assessment is not warranted.

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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