



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

APPELLANT: Jack Koenigsknecht
DOCKET NO.: 19-08691.001-R-1
PARCEL NO.: 10-33-202-028

The parties of record before the Property Tax Appeal Board are Jack Koenigsknecht, 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: \$ 33,545
IMPR.: \$176,319
TOTAL: \$209,864

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 and wood siding exterior construction that has 4,428 square feet of living area. The dwelling was built in 2006. The home features a full basement with 1,700 square feet of finished area, central air conditioning, a fireplace, and a 746 square foot attached garage. The subject property has a 18,000 square foot site. The subject property is located in Fremont Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three comparable sales located within .57 of a mile from the subject. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built in 2005 or 2006. One comparable has a full walkout basement that is partially finished and two comparables have a full unfinished basement. The comparables have central air conditioning, one fireplace and an

attached garage that contain 693 or 741 square feet of building area. The dwellings range in size from 4,205 to 4,885 square feet of living area and are situated on sites that range in size from 18,003 to 33,436 square feet of land area. The comparables sold from May to December 2018 for prices ranging from \$535,000 to \$610,000 or from \$124.87 to \$127.23 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 subject's final assessment of \$209,864. The subject's assessment reflects an estimated market value of \$638,078 or \$144.10 per square foot of living area including land when applying the 2019 three-year average median level of assessment for Lake County of 32.89% as determine by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted three comparable sales located within .48 of a mile from the subject. The comparables consist of two-story dwellings of brick or brick and wood siding exterior construction that were built in 2006 or 2008. Each comparable has a full basement that are partially finished, central air conditioning, one fireplace, and an attached garage that contain 746 or 789 square feet of building area. Comparable #1 has a walkout style basement. The dwellings contain 4,125 or 4,167 square feet of living area and are situated on sites that range in size from 18,000 to 26,800 square feet of land area. The comparables sold from May to November 2018 for prices ranging from \$662,500 to \$715,000 or from \$158.99 to \$173.33 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 failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted six comparable sales for the Board's consideration. The Board gave less weight to comparables #1 and #2 submitted the appellant as they lack finished basement area, inferior when compared to the subject. The Board finds the remaining four comparables submitted by the parties are more similar when compared to the subject in location, land area, design, age, dwelling size and most features. These comparables sold from May to December 2018 for prices ranging from \$535,000 to \$715,000 or from \$127.23 to \$173.33 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$638,078 or \$144.10 per square foot of living area including land, which falls at the lower end of the range established by the most similar comparable sales contained in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is justified. Therefore, no reduction in the subject's assessment is 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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