



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

APPELLANT: Gwen Gregory-Conzelman
DOCKET NO.: 19-08733.001-R-1
PARCEL NO.: 12-31-105-002

The parties of record before the Property Tax Appeal Board are Gwen Gregory-Conzelman, 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: \$96,843
IMPR.: \$146,466
TOTAL: \$243,309

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 is improved with a two-story dwelling of stucco exterior construction with 2,964 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, one fireplace and an attached garage with 504 square feet of building area. The property has a site with 27,800 square feet of land area and is located in Lake Forest, Shields 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 wood siding or brick exteriors ranging in size from 2,737 to 3,131 square feet of living area. The dwellings range in age from 50 to 55 years old. Each home has a partial or full basement with two having finished area, central air conditioning, one or two fireplaces, and an attached garage

ranging in size from 529 to 644 square feet of building area. These properties have the same assessment neighborhood code as the subject property and are located within .64 of one mile from the subject property. The comparables have sites ranging in size from 15,170 to 49,270 square feet of land area. The sales occurred from May 2017 to April 2019 for prices ranging from \$550,000 to \$674,500 or from \$200.95 to \$230.91 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$209,554.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,309. The subject's assessment reflects a market value of \$739,766 or \$249.58 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 1.75-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,746 to 2,993 square feet of living area. The dwellings were built from 1964 to 1968. Each home has a full or partial basement with one having finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 576 to 759 square feet of building area. These properties have the same assessment neighborhood code as the subject property and are located from approximately .26 to .98 of one mile from the subject property. The comparables have sites ranging in size from 25,140 to 49,120 square feet of land area. The sales occurred from July 2018 to October 2019 for prices ranging from \$674,500 to \$799,000 or from \$230.91 to \$266.96 per square foot of living area, including land. Board of review comparable #3 is the same property as 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 information on six comparable sales submitted by the parties to support their respective arguments with one comparable being common to the parties. The Board gives less weight to appellant's comparables #1 and #4 as these properties sold in December 2017 and May 2017, respectively, not as proximate in time to the assessment date as the remaining comparables. The Board finds the best evidence of market value to be the appellant's comparable sales #2 and #3 as well as the board of review comparable sales, which includes the common sale. These comparables are relatively similar to the subject dwelling in size but each home is slightly older than the subject property suggesting each may require an upward adjustment for age. Additionally, appellant's comparable #3 and board of review comparable #2 have finished basement area, unlike the subject's unfinished basement, suggesting that downward adjustments to the comparables would be appropriate to make them more equivalent to the subject property to account for the superior basement finish. The Board also finds that

appellant's comparable #2/board of review comparable #3 and board of review comparable #2 have larger sites than the subject property indicating that downward adjustments for land area would be appropriate. The best comparables sold for prices ranging from \$650,000 to \$799,000 or from \$207.60 to \$266.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$739,766 or \$249.58 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well supported after considering possible adjustments as discussed. Based on this evidence the Board finds the assessment of the subject 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: June 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gwen Gregory-Conzelman, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085