



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

APPELLANT: Richard Adler
DOCKET NO.: 20-01060.001-R-1
PARCEL NO.: 16-06-304-006

The parties of record before the Property Tax Appeal Board are Richard Adler, 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: \$166,159
IMPR.: \$143,855
TOTAL: \$310,014

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 2020 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 1-story dwelling of brick exterior construction with 4,400 square feet of living area. The dwelling was built in 1990 and is approximately 30 years old. Features of the home include a concrete slab foundation, central air conditioning, two fireplaces and an attached garage with 768 square feet of building area. The property has an approximate 67,080 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject property and within .38 of a mile from the subject. The appellant reported that the comparables are improved with 1-story, 1.5-story, 1.8-story or 2-story dwellings of brick or wood siding exterior

construction ranging in size from 4,172 to 5,149 square feet of living area. The homes range in age from 52 to 120 years old. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 460 to 936 square feet of building area. The comparables have improvement assessments ranging from \$99,956 to \$128,212 or from \$23.96 to \$26.07 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$109,560 or \$24.90 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$310,014. The subject property has an improvement assessment of \$143,855 or \$32.69 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property and within 1.02 of a mile from the subject. The comparables are improved with 1-story or 1.75-story dwellings of brick exterior construction ranging in size from 3,999 to 4,453 square feet of living area. The homes were built from 1956 to 1961. Two comparables have either a crawl space or concrete slab foundation and two comparables each have an unfinished partial basement. Each comparable has central air conditioning, one or two fireplaces, and an attached garage ranging in size from 460 to 1,086 square feet of building area. Comparable #1 has an inground swimming pool. The comparables have improvement assessments ranging from \$99,956 to \$117,314 or from \$23.96 to \$27.74 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 eight comparables submitted by the parties to support their respective positions. The comparables provided by the parties are not particularly similar to the subject in age as these homes are from 22 to 90 years older than the subject dwelling. The Board gives less weight to the appellant's comparables #2, #3 and #4 as well as the board of review comparable #3 due to their different designs. The Board gives less weight to board of review comparable #1 due to its inground swimming pool, a feature the subject does not have. The three remaining comparables are improved with dwellings that are smaller and older than the subject property and one comparable has a basement which the subject lacks. Nevertheless, these comparables have improvement assessments that range from \$99,956 to \$117,314 or from \$23.96 to \$27.74 per square foot of living area. The subject's improvement assessment of \$143,855 or \$32.69 per square foot of living area falls above the range established by the best comparables in this record but is justified considering its newer age and larger dwelling size in relation to these

comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

August 23, 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

Richard Adler, 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