



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

APPELLANT: Robert Medica  
DOCKET NO.: 20-01410.001-R-1  
PARCEL NO.: 16-09-209-002

The parties of record before the Property Tax Appeal Board are Robert Medica, 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:** \$ 91,421  
**IMPR.:** \$156,033  
**TOTAL:** \$247,454

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 two-story dwelling of brick exterior construction with 3,392 square feet of living area. The dwelling was built in 1961 and is approximately 59 years old. Features of the home include a full basement with an 899 square foot recreation room, central air conditioning, one fireplace and an attached garage with 600 square feet of building area. The property has an approximately 20,100 square foot site and is located in Lake Forest, 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 improved with two-story dwellings of brick exterior construction ranging in size from 3,132 to 3,801 square feet of living area. The dwellings range in age from 53 to 57 years old. Each comparable has full unfinished basement, central air conditioning, one or two

fireplaces, and an attached garage ranging in size from 462 to 600 square feet of building area. The comparables have the same assessment neighborhood code as the subject property. These properties have improvement assessments ranging from \$138,257 to \$165,629 or from \$42.04 to \$44.72 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$147,467 or \$43.47 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject property's total assessment of \$247,454. The subject property has an improvement assessment of \$156,033 or \$46.00 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on five equity comparables improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 3,203 to 3,678 square feet of living area. The dwellings were built from 1960 to 1975 with the oldest dwelling having an effective age of 1966. Each comparable has a full or partial basement with three having finished area, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 513 to 966 square feet of building area. The comparables have the same assessment neighborhood code as the subject property. These properties have improvement assessments ranging from \$147,395 to \$170,092 or from \$41.89 to \$50.72 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 parties submitted nine comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables along with board of review comparables #3 and #5, each of which have unfinished basements, inferior to the subject's finished basement area.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #4 which are similar to the subject in location, age, design, dwelling size, and finished basement feature. These comparables have improvement assessments that range from \$147,395 to \$163,274 or from \$41.89 to \$50.72 per square foot of living area. The subject's improvement assessment of \$156,033 or \$46.00 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to the subject, 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:

October 18, 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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COUNTY

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