



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

APPELLANT: Joy McGreevy
DOCKET NO.: 20-01411.001-R-1
PARCEL NO.: 16-09-118-006

The parties of record before the Property Tax Appeal Board are Joy McGreevy, 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: \$103,017
IMPR.: \$164,588
TOTAL: \$267,605

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 consists of a two-story dwelling of wood siding exterior construction with 3,350 square feet of living area. The dwelling was constructed in 1968 and is approximately 52 years old. The subject has a reported effective age of 1978. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and a 576 square foot garage. The property has an approximately 20,060 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 improved with either 1.8-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 2,796 to 3,319 square feet of living area. The dwellings range in age from 44 to 56 years old. Each comparable has full unfinished basement, central air

conditioning, one or two fireplaces, and an attached garage ranging in size from 420 to 528 square feet of building area. Comparable #2 also has a second detached garage of unknown building size. The comparables each have the same assessment neighborhood code as the subject property. The properties have improvement assessments ranging from \$114,099 to \$139,644 or from \$40.81 to \$42.25 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$139,443 or \$41.62 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 \$267,605. The subject property has an improvement assessment of \$164,588 or \$49.13 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables improved with either 1.75-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,206 to 3,514 square feet of living area. The dwellings were built between 1965 and 1975 with the oldest home having an effective age of 1993. Each comparable has full basement with finished area, central air conditioning, one or two fireplaces, and an attached garage ranging in size from 400 to 552 square feet of building area. The comparables each have the same assessment neighborhood code as the subject property. The properties have improvement assessments ranging from \$164,300 to \$183,626 or from \$50.57 to \$55.38 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 a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 which is significantly smaller in dwelling size than the subject home. The Board has given reduced weight to board of review comparable #1 due to its newer effective age of 1993 as compared to the subject and the other comparables in the record which are each more similar to the subject in year of construction/effective age.

The Board finds the best evidence of assessment equity to be appellant's comparables #2, #3 and #4 along with board of review comparables #2 and #3 which present varying degrees of similarity to the subject in design, dwelling size and features. The Board further recognizes that the best board of review comparables each have finished basement area which would necessitate a downward adjustment to make these properties more equivalent to the subject. The five best comparables in this record have improvement assessments that range from \$135,949 to \$177,710

or from \$41.45 to \$51.25 per square foot of living area. The subject's improvement assessment of \$164,588 or \$49.13 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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