



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

APPELLANT: Matt Krawiec  
DOCKET NO.: 20-01925.001-R-1  
PARCEL NO.: 16-04-202-003

The parties of record before the Property Tax Appeal Board are Matt Krawiec, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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:** \$76,123  
**IMPR.:** \$91,518  
**TOTAL:** \$167,641

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 2-story dwelling of stone and wood siding exterior construction with 1,783 square feet of living area. The dwelling was constructed in 1941 and has an effective year built of 1946. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 528 square foot garage. The property has an approximately 7,240 square foot site and is located in Lake Forest, Moraine Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, 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 and within 0.29 of a mile from the subject property. The comparables are improved with a 1.5-story, a 1.75 or a 2-story dwelling of brick or wood siding exterior construction that range in size from 1,458

to 2,094 square feet of living area. The homes range in age from 78 to 100 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 272 to 720 square feet of building area. The comparables have improvement assessments that range from \$66,170 to \$81,776 or from \$39.05 to \$45.60 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$77,114 or \$43.25 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 \$167,641. The subject has an improvement assessment of \$91,518 or \$51.33 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 located in the same assessment neighborhood code as the subject and within 0.40 of a mile from the subject property. Board of review comparable #4 is the same property as the appellant's comparable #4. The comparables are improved with either a 1.5-story or a 2-story dwelling of brick or wood siding exterior construction ranging in size from 1,574 to 1,998 square feet of living area. The homes were built from 1922 to 1953 with the oldest comparable having an effective year built of 1930. Each comparable has a basement, with one having finished area. Two dwellings have central air conditioning, four homes each have one fireplace and each comparable has a garage ranging in size from 440 to 720 square feet of building area. The comparables have improvement assessments that range from \$81,303 to \$103,469 or from \$45.60 to \$60.91 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant 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 equity comparables for the Board's consideration, as one property was common to both parties. The Board finds both parties' comparables present varying degrees of similarity to the subject in age, design, dwelling size and other features. The comparables have improvement assessments that range from \$66,170 to \$103,469 or from \$39.05 to \$60.91 per square foot of living area. The subject's improvement assessment of \$91,518 or \$51.33 per square foot of living area falls within the range established by the comparables in this record. The subject's improvement assessment is further supported by board of review comparable #1, which has a finished basement like the subject and an improvement assessment of \$103,469 or \$59.40 per square foot of living area. After considering appropriate adjustments to the comparables for differences from 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.



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Chairman



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Member



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Member

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Member



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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 27, 2023



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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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