



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

APPELLANT: Elizabeth Wolkoff
DOCKET NO.: 20-01950.001-R-1
PARCEL NO.: 16-10-316-031

The parties of record before the Property Tax Appeal Board are Elizabeth Wolkoff, 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: \$64,093
IMPR.: \$78,959
TOTAL: \$143,052

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 and wood siding exterior construction with 1,870 square feet of living area. The dwelling was built in 1956 and is approximately 64 years old. The home has an effective built age of 1959 due to remodeling in 1974. The features of the property include a basement with finished area, central air conditioning, one fireplace, and a 368 square foot garage. The property has an approximately 20,316 square foot site and is located in Highland Park, Moraine 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 with the same neighborhood code as the subject property and located within 0.53 of a mile from the subject. The appellant reported that the comparables are improved with 1-story dwellings of brick or wood siding exterior construction that range in size from 1,926 to 2,426 square feet of living area and are situated on

sites that range in size from approximately 7,518 to 17,197 square feet of land area. The dwellings are either 60 or 64 years old. Each comparable has a basement with two having finished area, central air conditioning, and a garage ranging in size from 360 to 588 square feet of building area. Two comparables each have one fireplace. The properties sold from March 2019 to November 2019 for prices ranging from \$375,000 to \$410,000 or from \$158.70 to \$200.29 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$113,415 reflecting a market value of \$340,279 or \$181.97 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$143,052. The subject's assessment reflects an estimated market value of \$429,715 or \$229.79 square foot of living area, land included, when applying the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted three comparable sales with the same neighborhood code as the subject property and located within 0.68 of a mile from the subject. The board of review describes the comparables as 1-story dwellings of brick or brick and wood siding exterior construction that range in size from 1,794 to 1,959 square feet of living area and are situated on sites that range in size from 12,670 to 18,050 square feet of land area. The dwellings were built in 1956 or 1957 with effective built dates ranging from 1961 to 1999. Each comparable has a basement with one having finished area, central air conditioning, and an attached garage with either 368 or 483 square feet of building area. Two comparables each have one or two fireplaces. The comparables sold from April 2020 to September 2020 for prices ranging from \$487,529 to \$560,000 or from \$271.60 to \$309.36 per square foot of living area land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted seven suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 as well as board of review comparables #2 and #3 which differ from the subject in dwelling size or have effective ages considerably newer than the subject.

The Board finds the best evidence of market value to be the parties' three remaining comparables with are more similar to the subject in location, design, age, dwelling size, and most features. Each comparable has a smaller lot size, two of these comparables lack basement finish, and one

comparable lacks central air conditioning which suggests upward adjustments would be necessary to make them more equivalent to the subject. These comparables sold from March 2019 to April 2020 for prices ranging from \$382,000 to \$487,529 or from \$198.34 to \$271.60 per square foot of living area, land included. The subject's assessment reflects a market value of \$429,715 or \$229.79 per square foot of living area, land included, which falls within the range established by the best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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: November 22, 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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