



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

APPELLANT: Sunset Realty  
DOCKET NO.: 20-02070.001-R-1  
PARCEL NO.: 16-23-317-028

The parties of record before the Property Tax Appeal Board are Sunset Realty, 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:** \$57,422  
**IMPR.:** \$40,659  
**TOTAL:** \$98,081

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 stucco exterior construction with 1,206 square feet of living area. The dwelling was constructed in 1925 and is approximately 95 years old. Features of the home include an unfinished basement and a detached garage containing 240 square feet of building area. The property has a site measuring approximately 9,670 square feet and is located in Highland Park, Moraine 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 a grid containing information on four equity comparables located in the same assessment neighborhood code as is assigned to the subject property. The comparables consist of 1.75-story and 2-story homes of wood siding exterior construction that range in size from 1,792 to 1,908 square feet of living area. The homes range in age from 90 to 97 years old. Three homes each feature an unfinished basement and one

is built on a concrete slab foundation. Two comparables have central air conditioning, and three comparables each have a garage ranging in size from 320 to 506 square feet of building area. The comparables have improvement assessments that range from \$52,121 to \$55,787 or from \$28.03 to \$30.21 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$35,365 or \$29.32 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 \$98,081. The subject property has an improvement assessment of \$40,659 or \$33.71 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on two equity comparables located in the same assessment neighborhood code as is assigned to the subject property. The comparables consist of 1.5-story dwellings with wood siding exteriors containing 1,371 and 1,125 square feet of living area. The homes were built in 1917 and 1925 and each home features an unfinished basement. Comparable #2 also features central air conditioning and detached garage with 400 square feet of building area. The comparables have improvement assessments of \$42,603 and \$84,076 or \$37.87 and \$61.32 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 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). The Board finds that 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 six equity comparables in support of their positions before the Property Tax Appeal Board. The Board finds that none of the parties' comparables are truly similar to the subject. The appellant's comparables are each 40% or more larger in dwelling size relative to the subject; appellant's comparable #2 has a concrete slab foundation, unlike the subject's basement foundation; and board of review comparable #1, along with appellant's comparable #4, lack a garage which is a feature of the subject property. Moreover, board of review comparables are 1.5-story homes, dissimilar from the subject's 2-story home. Finally, board of review comparable #1 appears to be an outlier given its significantly higher improvement assessment relative to the remaining comparables in the record and thus was given reduced weight. Notwithstanding this outlier (board of review comparable #1), the remaining comparables in this record have improvement assessments that range from \$42,603 to \$55,787 or from \$28.03 to \$37.87. The subject's improvement assessment of \$40,659 or \$33.71 per square foot of living area falls below the range established by the best comparables in this record in terms of overall improvement assessment and within the range on a per square foot of living area basis. Based on this record, and after making appropriate adjustments to the best comparables for differences from the subject such as dwelling size, design, foundation, and garage feature, the Board finds that the appellant did not establish by clear and convincing evidence that the subject dwelling is inequitably assessed and, therefore, no reduction in the subject's improvement assessment is 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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COUNTY

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