



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

APPELLANT: John White
DOCKET NO.: 20-02135.001-R-1
PARCEL NO.: 16-04-206-019

The parties of record before the Property Tax Appeal Board are John White, 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: \$91,644
IMPR.: \$151,696
TOTAL: \$243,340

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 or wood siding exterior construction containing 2,516 square feet of living area. The dwelling was built in 1958 but has an effective construction date of 1972 and a chronological age of 62 years old. Features of the property include a full basement that is partially finished with a recreation room, central air conditioning, one fireplace and a detached garage with 594 square feet of building area. The property has a site with approximately 8,855 square feet of land area and is located in Lake Forest, 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 information on four equity comparables improved with two-story or three-story dwellings of brick exterior construction that range in size from 2,056 to 3,024 square feet of living area. The homes range in age from 61 to

91 years old. Each comparable has a full basement with two having finished area, central air conditioning, one fireplace and an attached or detached garage ranging in size from 273 to 682 square feet of building area. The comparables are located from approximately .13 to .37 of one mile from the subject property. The comparables have improvement assessments ranging from \$108,824 to \$160,012 or from \$50.62 to \$53.04 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$131,775.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,340. The subject property has an improvement assessment of \$151,696 or \$60.29 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 1.5-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,492 to 2,621 square feet of living area. The homes were built from 1954 to 1967 with effective construction dates from 1967 to 1979. Each comparable has a full basement partially finished with a recreation room, central air conditioning, one or two fireplaces, and a garage ranging in size from 483 to 660 square feet of building area. The comparables are located from approximately .08 to .21 of one mile from the subject property. These properties have improvement assessments ranging from \$149,656 to \$185,439 or from \$57.19 to \$71.89 per square foot of living area.

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 this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review as these comparables are more similar to the subject property in location, dwelling size, age and/or dwelling style than are the comparables provided the appellant. These comparables have improvement assessments that ranged from \$149,656 to \$185,439 or from \$57.19 to \$71.89 per square foot of living area. The subject's improvement assessment of \$151,696 or \$60.29 per square foot of living area falls within the range established by the best comparables in this record. Based on this record 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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