



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

APPELLANT: Keith Nam
DOCKET NO.: 20-02423.001-R-1
PARCEL NO.: 15-25-301-017

The parties of record before the Property Tax Appeal Board are Keith Nam, 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: \$87,476
IMPR.: \$131,230
TOTAL: \$218,706

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 wood siding exterior construction with 3,543 square feet of living area. The dwelling was constructed in 1965. Features of the home include a crawl-space foundation, central air conditioning, two fireplaces, an attached 725 square foot garage and a swimming pool.¹ The property has an approximately 57,930 square foot site and is located in Riverwoods, Vernon 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 that are located from .70 of a mile to 1.08 miles from the subject. The comparables are improved with 2-story dwellings containing from 3,092 to 3,871 square feet of living area.

¹ The subject's property record card provided by the board of review revealed the subject has a swimming pool, which was not reported by the appellant.

The dwellings were built from 1946 to 1981. One comparable has an unfinished basement, one comparable has a crawl-space foundation and two comparables have a slab foundation. The comparables have central air conditioning, one or two fireplaces and an attached or detached garage ranging in size from 572 to 780 square feet of building area. The comparables have improvement assessments that range from \$91,087 to \$126,721 or from \$29.46 to \$34.16 per square foot of living area.

Based on this evidence the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$218,706. The subject property has an improvement assessment of \$131,230 or \$37.04 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 that are located from .14 of a mile to 1.04 miles from the subject. The comparables are improved with 1.5-story or 2-story dwellings containing from 3,436 to 4,166 square feet of living area. The dwellings were built from 1957 to 2014, with homes built in 1957, 1959 and 1966 having effective ages of 1977, 1997 and 1974, respectively. Three comparables have basements, two of which have finished area, and two comparables have unfinished lower levels. The comparables have central air conditioning, from one to three fireplaces and an attached garage ranging in size from 644 to 1,014 square feet of building area. The comparables have improvement assessments that range from \$156,847 to \$246,323 or from \$37.65 to \$59.41 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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3, due to their dissimilar basement foundation or smaller dwelling size, when compared to the subject. The Board also gives less weight to the board of review's comparables due to their differences in dwelling size and/or foundation type, when compared to the subject. The Board finds the appellant's remaining comparables are similar to the subject in location, style and some features. However, each of the best comparables differ in age, size and lack a swimming pool, unlike the subject. Nevertheless, the best comparables have improvement assessments of \$119,555 and \$126,721 or \$30.88 and \$34.16 per square foot of living area. The subject's improvement assessment of

\$131,230 or \$37.04 per square foot of living area falls above the improvement assessments of the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's higher improvement assessment is supported. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and 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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