



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

APPELLANT: Robert Greenberg  
DOCKET NO.: 20-02598.001-R-1  
PARCEL NO.: 15-22-206-010

The parties of record before the Property Tax Appeal Board are Robert Greenberg, 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:** \$40,397  
**IMPR.:** \$138,343  
**TOTAL:** \$178,740

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 part one-story and part two-story dwelling<sup>1</sup> of brick exterior construction with 3,518 square feet of living area. The dwelling was constructed in 1993 and is approximately 27 years old. Features of the home include a concrete slab foundation, central air conditioning, a fireplace, and a 400 square foot garage. The property has an approximately 10,018 square foot site and is located in Lincolnshire, Vernon Township, Lake County.

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<sup>1</sup> The parties differ regarding the subject's design. The appellant reported in the Section V grid analysis that the subject is a two-story home whereas the board of review reported in its grid analysis that the subject is a one-story home. The subject's property record card presented by the board of review describes the subject as a one-story home but includes a sketch showing living area on a partial second floor of the subject home. Thus, the Board finds that the subject is a part one-story and part two-story home.

The appellant contends assessment inequity with regard to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables. The comparables are located from 0.03 to 0.16 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The comparables are improved with two-story homes of brick exterior construction ranging in size from 3,125 to 3,502 square feet of living area. The dwellings range in age from 25 to 27 years old. Each home has a concrete slab foundation, central air conditioning, one or two fireplaces, and a garage with either 441 or 483 square feet of building area. The comparables have improvement assessments ranging from \$106,818 to \$118,557 or from \$31.55 to \$36.96 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$119,260 or \$33.90 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 \$178,740. The subject property has an improvement assessment of \$138,343 or \$39.32 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables. The comparables are located from 0.06 to 0.39 of a mile from the subject property and within the same assessment neighborhood code as the subject property. The comparables are improved with part one-story and part two-story<sup>2</sup> or two-story homes of brick exterior construction ranging in size from 3,370 to 3,502 square feet of living area. The dwellings were built in 1994 or 1995. Each home has a concrete slab foundation, central air conditioning, one or two fireplaces, and a garage with either 441 or 480 square feet of building area. The comparable have improvement assessments ranging from \$136,026 to \$141,438 or from \$40.08 to \$40.39 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's improvement assessment.

### **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 a total of seven equity comparables for the Board's consideration, which are similar to the subject in dwelling size, age, location, and most features. These comparables have improvement assessments that range from \$106,818 to \$141,438 or from \$31.55 to \$40.39 per square foot of living area. The subject's improvement assessment of \$138,343 or \$39.32 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best

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<sup>2</sup> The grid analysis indicates that comparables #1 and #2 have considerably less ground floor area than the above ground living area, which suggests that these homes are each part one-story and part two-story design.

comparables for differences when compared to 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.



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:

May 17, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Robert Greenberg, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld and Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085