



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

APPELLANT: Joseph Dunbeck
DOCKET NO.: 20-02864.001-R-1
PARCEL NO.: 12-31-204-001

The parties of record before the Property Tax Appeal Board are Joseph Dunbeck, 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: \$128,116
IMPR.: \$159,522
TOTAL: \$287,638

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 one-story dwelling of brick exterior construction with 3,384 square feet of living area. The dwelling was constructed in 1961 and is approximately 59 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, an inground swimming pool,¹ and a 648 square foot garage. The property has a 47,310 square foot site and is located in Lake Forest, Shields 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 located in the same neighborhood code as the subject property. The comparables consist of one-story dwellings of brick or wood siding exterior construction ranging in size from 2,929 to 3,834 square feet of living area. The homes

¹ Details of the subject property not reported by the appellant were drawn from the property record card submitted by the board of review.

are 33 to 70 years old. Each dwelling has central air conditioning, one to three fireplaces, a basement, and a garage ranging in size from 440 to 884 square feet of building area. The parcels range in size from 23,130 to 60,038 square feet of land area. The comparables sold from June 2018 to January 2020 for prices ranging from \$520,000 to \$821,849 or from \$177.53 to \$232.69 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$220,354.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$287,638. The subject's assessment reflects a market value of \$864,037 or \$255.33 per square foot of living area, land included, when using 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 its contention of the correct assessment the board of review submitted information on four comparable sales located within the subject's assessment neighborhood code. The comparables consist of one-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,096 to 3,871 square feet of living area. The dwellings were built from 1957 to 1966 with comparables #2 and #3 having effective ages of 1963 and 1976, respectively. Each dwelling has central air conditioning, one to three fireplaces, and a garage ranging in size from 483 to 762 square feet of building area. Three comparables each have a basement with finished area, and comparable #4 has a concrete slab foundation. The parcels range in size from 24,440 to 50,490 square feet of land area. The comparables sold from May to December 2019 for prices ranging from \$570,000 to \$1,140,000 or from \$184.11 to \$294.50 per square foot of living area, including land. 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 a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables due to differences in age when compared to the subject and/or more remote sale dates for valuation as of January 1, 2020. The Board also gives reduced weight to board of review comparables #3 and #4 due to age or dissimilar foundation when compared to the subject.

The Board finds the best evidence of market value to be board of review comparable sales #1 and #2 which are more similar to the subject in age and features, with the exception that neither has an inground swimming pool like the subject, suggesting an upward adjustment to the comparables would be necessary to make them more equivalent to the subject property, and each has finished basement area, suggesting downward adjustments would be necessary to make them more equivalent to the subject. These most similar comparables sold for prices of \$700,000 and

\$918,000 or \$207.47 and \$261.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$864,037 or \$255.33 per square foot of living area, including land, which is bracketed by the best comparables in this record. Based on this evidence and after considering adjustments to the best comparables for differences, the Board finds 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:

December 20, 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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