



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

APPELLANT: Eric Egan  
DOCKET NO.: 20-02865.001-R-1  
PARCEL NO.: 12-34-102-002

The parties of record before the Property Tax Appeal Board are Eric Egan, 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:** \$199,994  
**IMPR.:** \$97,703  
**TOTAL:** \$297,697

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 one-story dwelling of wood siding exterior construction containing 2,414 square feet of living area. The dwelling was built in 1957 and is approximately 63 years old. Features of the home include an unfinished partial basement, central air conditioning, two fireplaces and an attached garage with 400 square feet of building area. The property has a 28,902 square foot site 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 three comparable sales improved with one-story dwellings of brick or wood siding exterior construction ranging in size from 2,514 to 2,864 square feet of living area. Two comparables have full or partial basements that are partially finished and one comparable has a crawl space foundation. Each comparable has central air conditioning and one to three fireplaces. Two comparables have an attached garage with 525 or 529 square feet of

building area. The comparables are located from approximately .48 to 1.21 miles from the subject property with sites ranging in size from 5,702 to 24,598 square feet of land area. The comparables sold from May 2018 to April 2020 for prices ranging from \$764,650 to \$1,050,000 or from \$292.94 to \$366.62 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$297,697. The subject's assessment reflects a market value of \$894,254 or \$370.45 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 improved with one-story dwellings of brick exterior construction ranging in size from 2,070 to 2,629 square feet of living area. The homes were built from 1955 to 1959 with comparable #4 having an effective construction date of 1966. Two comparables have crawl space foundations and two comparables have unfinished partial basements. Each property has central air conditioning, one or two fireplaces and an attached garage ranging in size from 500 to 721 square feet of building area. Comparable #4 also has a greenhouse. The comparables are located from approximately .45 to .93 of one mile from the subject property with sites ranging in size from 37,620 to 47,490 square feet of land area. The sales occurred from June 2019 to September 2020 for prices ranging from \$750,000 to \$937,500 or from \$304.16 to \$370.85 per square foot of living area, including land. Board of review comparable #4 is the same property as appellant's comparable #2 with the primary difference in description of the property by the parties is the reported land area.

### **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 Board finds the best evidence of market value to be appellant's comparable sale #2 and the comparables submitted by the board of review, which includes the common comparable. Appellant's comparable #2 and board of review comparables #1 and #4 would require upward adjustments as each has a crawl space foundation while the subject has an unfinished partial basement. Each of the board of review comparables has a reported larger site than the subject property and would require a downward adjustment for land area. These comparables sold for prices ranging from \$750,000 to \$937,500 or from \$304.16 to \$370.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$894,254 or \$370.45 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments. Less weight is given appellant's comparables #1 and #3 as these comparables sold in 2018, not as proximate in time to the assessment date as the best comparables in this record and the fact that comparable #3 has no garage, unlike the subject property. Based on this

evidence the Board finds the assessment of the subject property as established by the board of review is correct 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: 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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