



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

APPELLANT: Judith Flaherty
DOCKET NO.: 20-02876.001-R-1
PARCEL NO.: 12-32-308-011

The parties of record before the Property Tax Appeal Board are Judith Flaherty, 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: \$111,065
IMPR.: \$161,508
TOTAL: \$272,573

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 1.75-story dwelling of brick exterior construction with 3,480 square feet of living area. The dwelling was constructed in 1978 and is approximately 42 years old. Features of the home include a basement, central air conditioning, a fireplace, and a garage containing 888 square feet of building area. The property has a 50,965 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 1.75 and 2-story dwellings of brick or wood siding exterior construction that are 33 to 54 years old. The homes range in size from 2,968 to 4,048 square feet of living area. Each dwelling has central air conditioning, one or two fireplaces, and a garage ranging in size from 506 to 660 square feet of building area. Each

comparable has a basement with comparable #1 having 881 square feet of finished area. The parcels range in size from 20,168 to 87,555 square feet of land area. The comparables sold from June 2018 to June 2020 for prices ranging from \$530,000 to \$745,000 or from \$178.57 to \$195.63 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$215,586.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$272,573. The subject's assessment reflects a market value of \$818,783 or \$235.28 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 three comparable sales that are located in the same neighborhood code as the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction ranging in size from 2,993 to 3,760 square feet of living area. The dwellings were built from 1968 to 1984. Each dwelling has central air conditioning, one or two fireplaces, and a garage ranging in size from 660 to 786 square feet of building area. Each comparable has a basement, with comparables #1 and #2 having 1,199 and 1,045 square feet of finished area, respectively. The parcels range in size from 22,790 to 48,380 square feet of land area. The comparables sold from October 2019 to November 2020 for prices ranging from \$615,000 to \$855,000 or from \$204.32 to \$266.96 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 seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3 along with board of review comparable #1 due to their dwelling age and/or less proximate sale date for valuation as of January 1, 2020.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #4 along with board of review comparable sales #2 and #3. The Board finds these comparables more similar to the subject in age, size, and features. These most similar comparables sold for prices ranging from \$530,000 to \$855,000 or from \$178.57 to \$227.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$818,783 which is within the range established by the best comparable sales in this record on an overall basis. While the subject's market value per square foot of living area, including land, of \$235.28 falls above the range, the Board finds this logical given the subject's larger site in relation to the comparables and the principle of economies of scale which generally provides that as the size of

a property increases, the per unit value decreases, and in contrast, as the size of a property decreases, the per unit value increases. 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: June 21, 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

Judith Flaherty, 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