



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

APPELLANT: Jean Stein  
DOCKET NO.: 20-02877.001-R-1  
PARCEL NO.: 12-33-409-080

The parties of record before the Property Tax Appeal Board are Jean Stein, 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 **A Reduction** 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:** \$124,053  
**IMPR.:** \$197,990  
**TOTAL:** \$322,043

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 brick exterior construction with 3,537 square feet of living area. The dwelling was constructed in 1954, is approximately 66 years old, and has a reported effective age of 1983.<sup>1</sup> Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 506 square foot garage. The property has a 20,812 square foot site, including 4,589 square foot of wetlands area,<sup>2</sup> and is located in Lake Forest, Shields Township, Lake County.

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<sup>1</sup> Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

<sup>2</sup> The parties differ regarding the subject's lot size. The Board finds the best evidence of lot size is found in the subject's property record card submitted by the board of review, which was not refuted by the appellant in written rebuttal.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The comparables are located from 0.26 to 0.93 of a mile from the subject. The parcels range in size from 10,859 to 17,798 square feet of land area and are improved with 2-story homes of brick or wood siding exterior construction ranging in size from 2,820 to 3,438 square feet of living area. The dwellings range in age from 25 to 54 years old. Each home has a basement, one of which has finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 480 to 600 square feet of building area. The comparables sold from June 2018 to June 2019 for prices ranging from \$785,000 to \$881,250 or from \$256.33 to \$292.50 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$322,043 which would reflect a market value of \$966,226 or \$273.18 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$365,297. The subject's assessment reflects a market value of \$1,097,318 or \$310.24 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. The comparables are located from 1.45 to 1.71 miles from the subject. The parcels range in size from 20,350 to 26,010 square feet of land area and are improved with 1.5-story, 1.75-story, or 2-story homes of brick or brick and wood siding exterior construction ranging in size from 3,008 to 4,077 square feet of living area. The dwellings were built in 1952 or 1966 and have effective ages ranging from 1972 to 1981. Each home has a basement, two of which have finished area, central air conditioning, two to five fireplaces, and a garage ranging in size from 484 to 796 square feet of building area. The comparables sold from March 2019 to June 2020 for prices ranging from \$997,500 to \$1,835,000 or from \$318.64 to \$450.09 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables which are located from than one mile from the subject, which is less proximate to the subject in location than other comparables in this record. The Board gives less weight to the appellant's comparables #3 and #4, which are much smaller homes than the subject dwelling and sold less proximate in time to the January 1, 2020 assessment date than other sales in this record.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, which are more similar to the subject in dwelling size, location, and some features, although these comparables are smaller but newer homes than the subject dwelling, have smaller lots than the subject, and lack finished basement area that is a feature of the subject, suggesting that adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold in March and June 2019 for prices of \$845,500 and \$881,250 or \$265.38 and \$256.33 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,097,318 or \$310.24 per square foot of living area, including land, which is above the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, such as dwelling size, age, lot size, and basement finish, the Board finds the subject's assessment is not supported and a reduction in the subject's assessment commensurate with the appellant's request is 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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