



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

APPELLANT: Robert Reynolds
DOCKET NO.: 20-02907.001-R-1
PARCEL NO.: 12-33-301-002

The parties of record before the Property Tax Appeal Board are Robert Reynolds, 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: \$233,407
IMPR.: \$202,693
TOTAL: \$436,100

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 1.5-story dwelling of brick exterior construction containing 4,527 square feet of living area. The dwelling was constructed in 1976 and is approximately 44 years old. Features of the home include a full basement that is partially finished, central air conditioning, four fireplaces and an attached garage with 690 square feet of building area. The property has a 41,220 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 two-story dwellings of brick or stucco exterior construction that range in size from 4,247 to 4,986 square feet of living area. The homes range in age from 33 to 53 years old. Each property has a full or partial basement with two having finished area, central air conditioning, two to four fireplaces and an

attached garage ranging in size from 744 to 1,007 square feet of building area. The comparables have sites ranging in size from 60,112 to 66,211 square feet of land area and are located from approximately .07 to .56 of one mile from the subject property. The sales occurred in June 2018 and March 2020 for prices ranging from \$1,225,000 to \$1,410,000 or from \$263.74 to \$289.17 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$423,173.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$466,620. The subject's total assessment reflects a market value of \$1,401,682 or \$309.63 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 improved with 1-story, 1.5-story or 2-story dwellings that range in size from 4,810 to 4,981 square feet of living area. The homes were built from 1963 to 1993. Each property has a basement with one having finished area, central air conditioning, two to five fireplaces and an attached garage ranging in size from 598 to 888 square feet of building area. Comparable #1 also has a detached garage with 440 square feet of building area and an in-ground swimming pool. These properties have sites ranging in size from 55,130 to 141,750 square feet of land area. The sales occurred from March 2019 to September 2020 for prices of \$1,600,000 or \$1,880,000 or from \$329.15 to \$377.43 per square foot of living area, including land.

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 Board finds the best evidence of market value to be the comparables submitted by the appellant. These most similar comparables sold for prices ranging from \$1,225,000 to \$1,410,000 or from \$263.74 to \$289.17 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,401,682 or \$309.63 per square foot of living area, including land, which is above the range established by the best comparable sales in this record on a per square foot of living area basis. Less weight is given the comparables submitted by the board of review due to differences from the subject in style, age, in-ground swimming pool, additional detached garage, and/or larger site. Based on this evidence the Board finds a reduction in the subject's assessment 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:

November 22, 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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