



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

APPELLANT: Integrated Holdings, LLC Series 2  
DOCKET NO.: 20-02961.001-R-1  
PARCEL NO.: 07-19-301-079

The parties of record before the Property Tax Appeal Board are Integrated Holdings, LLC Series 2, 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:** \$17,875  
**IMPR.:** \$96,624  
**TOTAL:** \$114,499

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 two-story dwelling of wood siding exterior construction with 3,123 square feet of living area. The dwelling was constructed in 2003 and is approximately 17 years old. Features of the home include a basement that is finished with a recreation room, central air conditioning, a fireplace and a 640 square foot garage. The property has an approximately 8,910 square foot site and is located in Grayslake, Warren 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 with the same assessment neighborhood code as the subject and located within .17 of a mile from the subject property. The comparables have sites that range in size from 9,709 to 9,975 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging

in size from 3,328 to 3,937 square feet of living area. Each dwelling is 17 years old and has a basement, two of which have finished area. The comparables each have central air conditioning, a fireplace and a garage with either 420 or 649 square feet of building area. The comparables sold from March 2018 to May 2019 for prices ranging from \$345,000 to \$407,500 or from \$101.09 to \$104.09 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$107,188, which would reflect a market value of \$321,596 or \$102.98 per square foot of living area, including land, when using 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 \$114,499. The subject's assessment reflects a market value of \$343,944 or \$110.13 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 with the same assessment neighborhood code as the subject and located within .20 of a mile from the subject property. The comparables have sites that range in size from 9,530 to 15,790 square feet of land area. The board of review reported the comparables are improved with one-story or two-story dwellings of wood siding exterior construction ranging in size from 2,970 to 3,521 square feet of living area. Each dwelling was built in 2003 and has a basement that is finished with a recreation room, central air conditioning and a garage ranging in size from 441 to 696 square feet of building area. Three comparables each have one or two fireplaces. The comparables sold from May 2019 to September 2020 for prices ranging from \$350,000 to \$385,000 or from \$107.99 to \$119.53 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 record contains seven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables due their larger dwelling sizes and/or their sale dates occurred in 2018, which are less proximate in time to the assessment date at issue than the comparable sales presented by the board of review, and thus less likely to be indicative of the subject's market value as of January 1, 2020. Furthermore, the appellant's comparable #2 has an unfinished basement, in contrast to the subject's basement that is finished with a recreation room. The Board has given reduced weight to board of review comparable #2 which differs from the subject in design.

The Board finds the best evidence of market value to be board of review comparables #1, #3 and #4, which sold proximate in time to the assessment date at issue and are similar to the subject in

location, dwelling size, design, age and some features. The comparables sold from May 2019 to June 2020 for prices ranging from \$350,000 to \$385,000 or from \$107.99 to \$119.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$343,944 or \$110.13 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record in terms of overall market value but within the range on a price per square foot basis. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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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APPELLANT

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COUNTY

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