



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

APPELLANT: Hank Stanislowski  
DOCKET NO.: 20-03165.001-R-1  
PARCEL NO.: 14-06-206-002

The parties of record before the Property Tax Appeal Board are Hank Stanislowski, 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:** \$ 23,206  
**IMPR.:** \$120,484  
**TOTAL:** \$143,690

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 one-story dwelling<sup>1</sup> of frame exterior construction with 2,704 square feet of living area. The dwelling was constructed in 1986 and is approximately 34 years old. The dwelling has a reported effective age of 1987. Features of the home include a full basement, central air conditioning, a fireplace, a 576 square foot garage and a 648 square foot inground swimming pool. The property has an approximately 29,090 square foot site and is located in Hawthorn Woods, Ela Township, Lake County.

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<sup>1</sup> While the appellant described the subject in the Residential Appeal petition as a two-story home, the appellant provided no photographs or documentation to support this contention. The appellant also failed to report the subject's pool feature. In contrast, the board of review supplied a copy of the subject's property record card which includes a schematic drawing to support that the subject is a one-story dwelling and included the pool.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables consist of two-story dwellings of wood siding exterior construction that were 30 to 32 years old. The homes range in size from 2,573 to 3,072 square feet of living area. Each dwelling has a full basement, central air conditioning, one or two fireplaces and a garage ranging in size from 594 to 712 square feet of building area. The comparables have improvement assessments ranging from \$104,222 to \$125,373 or from \$40.13 to \$40.81 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$109,579 or \$40.52 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$143,690. The subject property has an improvement assessment of \$120,484 or \$44.56 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables which are located in the same assessment neighborhood code as the subject property. The comparables consist of either 1.5-story or 2-story dwellings of wood siding or brick and wood siding exterior construction that were built from 1987 to 1998. The homes range in size from 2,572 to 3,150 square feet of living area. Each dwelling has a full basement, central air conditioning, one or two fireplaces and a garage ranging in size from 648 to 924 square feet of building area. Comparables #1 and #4 each have inground swimming pools. The comparables have improvement assessments ranging from \$119,856 to \$142,406 or from \$44.00 to \$47.79 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #3 and #4 due to their newer dates of construction when compared to the subject.

The Board finds the best evidence of assessment equity to be the remaining comparables consisting of the appellant's comparables along with board of review comparables #1 and #2. These six properties are most similar to the subject in location, age, dwelling size and several features. These comparables have improvement assessments that range from \$104,222 to

\$125,373 or from \$40.13 to \$47.79 per square foot of living area. The subject's improvement assessment of \$120,484 or \$44.56 per square foot of living area falls within the range established by the best comparables in this record, despite that only the subject and board of review comparable #1 have inground swimming pools. Based on this record and after considering appropriate adjustments for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

April 19, 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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