



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

APPELLANT: Steven Landman  
DOCKET NO.: 20-03261.001-R-1  
PARCEL NO.: 14-23-101-007

The parties of record before the Property Tax Appeal Board are Steven Landman, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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:** \$39,261  
**IMPR.:** \$197,193  
**TOTAL:** \$236,454

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 part 1-story and part 2-story dwelling<sup>1</sup> of wood siding exterior construction with 3,450 square feet of living area. The dwelling was constructed in 2002 and features a full unfinished walkout basement, central air conditioning, three fireplaces, and an attached garage containing 866 square feet of building area. The property has a site measuring approximately 38,770 square feet of land area and is located in Kildeer, Ela Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted a grid containing information on six

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<sup>1</sup> Although the subject is described as a 1-story dwelling by both parties, the schematic diagram of the home depicted in the subject's property record card suggests that the home is part 1-story and part 2-story based on the size of the above-ground living area compared to the ground floor living area.

equity comparables located in the same assessment neighborhood code as the subject property. The comparables consist of 1-story and 2-story homes of wood siding or brick exterior construction that range in size from 3,570 to 3,914 square feet of living area. The homes were built from 1988 to 2004 with the oldest comparable having an effective age built of 2004. The comparables each feature a full unfinished basement, central air conditioning, a fireplace, and an attached garage ranging in size from 690 to 818 square feet of building area. The comparables have improvement assessments that range from \$171,803 to \$209,172 or from \$48.12 to \$53.55 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$236,454. The subject property has an improvement assessment of \$197,193 or \$57.16 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on one equity comparable located in the same assessment neighborhood code as the subject property. The comparable consists of a 2-story dwelling of brick exterior containing 3,379 square feet of living area. The home was built in 2003 and features a full unfinished basement, central air conditioning, two fireplaces, and an attached garage with 1,136 square feet of building area. This single comparable has an improvement assessment of \$197,383 or \$58.41 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant's counsel argued that the board of review submitted only one comparable property in support of its position.

### **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 seven equity comparables in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparable #5 and #6 based on their dwelling sizes being approximately 13% larger when compared to the subject dwelling. The Board finds the remaining comparables in the record to be similar to the subject property in terms of location, dwelling size, age, foundation, and most features. However, none of these comparables has a walkout basement which is a feature of the subject dwelling suggesting that upward adjustments to the comparables should be considered in order to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$171,803 to \$197,383 or from \$48.12 to \$58.41 per square foot of living area. The subject's improvement assessment of \$197,193 or \$57.16 per square foot of living area falls

within the range established by the best comparables in this record both in terms of overall improvement assessment and on a per square foot of living area basis. Based on this record, and after considering adjustment to the comparables for differences from the subject, the Board finds that the appellant did not establish by clear and convincing evidence that the subject dwelling is inequitably assessed and, therefore, no reduction in the subject's improvement 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

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: January 17, 2023



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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