



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

APPELLANT: Barry C. Weitzenfeld  
DOCKET NO.: 20-04293.001-R-1  
PARCEL NO.: 06-16-321-005

The parties of record before the Property Tax Appeal Board are Barry C. Weitzenfeld, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$6,851  
**IMPR.:** \$11,997  
**TOTAL:** \$18,848

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 1-story dwelling of wood siding exterior construction with 420 square feet of living area. The dwelling was constructed in 1953 and has a crawl-space foundation. The property has an approximately 5,000 square foot site and is located in Round Lake Beach, Avon 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 that are located from .10 to .79 of a mile from the subject. The comparables have sites ranging in size from 4,931 to 6,098 square feet of land area that are improved with 1-story dwellings ranging in size from 457 to 715 square feet of living area. The dwellings were built from 1942 to 1946. One comparable has a 616 square foot garage. The comparables sold from October 2019 to March 2020 for prices ranging

from \$55,500 to \$100,500 or from \$94.41 to \$186.11 per square foot of living area, including land.

Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,848. The subject's assessment reflects a market value of \$56,618 or \$134.80 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 five comparable sales that are located from .11 of a mile to 1.12 miles from the subject. The comparables have sites ranging in size from 4,670 to 6,100 square feet of land area that are improved with 1-story dwellings of vinyl or wood siding exterior construction ranging in size from 408 to 704 square feet of living area. The dwellings were built from 1931 to 1955, with homes built in 1951 and 1955 having 1967 and 1971 effective ages. Each comparable has a crawl-space foundation, one comparable has central air conditioning, and four comparables have a detached garage ranging in size from 308 to 616 square feet of building area. The comparables sold from June 2019 to March 2020 for prices ranging from \$75,000 to \$119,000 or from \$141.51 to \$186.11 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 parties submitted a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #3 due to its garage feature, unlike the subject. The Board also gives less weight to the board of review's comparables due to their garage feature and/or their location over a mile from the subject. In addition, the board of review's comparable #3 has central air conditioning, unlike the subject. The Board finds the appellant's remaining comparables are similar to the subject in location, style, age and most features. However, the appellant's best comparables have a larger dwelling when compared to the subject. Nevertheless, the best comparables sold in November 2019 and March 2020 for prices of \$55,500 and \$67,500 or \$121.44 and \$94.41 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$56,618 or \$134.80 per square foot of living area, including land, which falls between the market values of the best comparables in the record on a total market value basis but above the market values on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their larger dwelling size, the Board finds the subject's higher per square

foot estimated market value as reflected by its assessment is justified. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Based on this analysis, the Board finds the subject's higher per square foot market value is justified given its smaller size. Based on this evidence the Board finds a reduction in the subject's assessment is not 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.

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Chairman



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Member



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Member



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Member



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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: March 21, 2023



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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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