



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

APPELLANT: Benjamin Rissman
DOCKET NO.: 20-05766.001-R-2
PARCEL NO.: 16-16-303-048

The parties of record before the Property Tax Appeal Board are Benjamin Rissman, 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 **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: \$114,523
IMPR.: \$251,667
TOTAL: \$366,190

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 2-story dwelling of wood siding exterior construction with 4,998 square feet of living area. The dwelling was constructed in 2011. Features of the home include a basement, central air conditioning, two fireplaces, and a 1,032 square foot garage. The property has a 46,609 square foot, or 1.07 acre, site and is located in Highland Park, West Deerfield 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 located from 0.44 of a mile to 1.73 miles from the subject. The parcels range in size from 19,480 to 80,586 square feet of land area¹ and are improved with 2-story homes ranging in size from 4,961 to 5,453 square feet of living area. The dwellings were built from 2001 to 2011. Each home has a basement, central air

¹ The board of review reported the site size for comparable #2 which was not reported by the appellant.

conditioning, a fireplace, and a garage ranging in size from 642 to 1,144 square feet of building area. The comparables sold in January or March 2020 for prices ranging from \$874,500 to \$995,000 or from \$164.57 to \$200.56 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 \$470,324. The subject's assessment reflects a market value of \$1,412,809 or \$282.67 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 located from 2.20 to 3.66 miles from the subject. The parcels range in size from 17,580 to 28,460 square feet of land area and are improved with 2-story homes of brick, wood siding, or stone exterior construction ranging in size from 4,872 to 5,993 square feet of living area. The dwellings were built from 1992 to 2005 with comparables #1 and #3 having effective dates of 2002 and 2005, respectively. Each home has a basement with finished area, central air conditioning, one to four fireplaces, and a garage ranging in size from 675 to 864 square feet of building area. Comparable #1 has an inground swimming pool and a bath house. The comparables sold from July 2018 to April 2019 for prices ranging from \$1,279,000 to \$1,600,000 or from \$246.80 to \$266.98 per square foot of living area, including land.

The board of review presented a grid analysis and site maps of the appellant's comparables, indicating that the appellant's comparable #2 has a much smaller site than the subject and the appellant comparable #3 backs to commuter rail tracks and a busy road.

Based on this evidence the board of review requested the subject's assessment be sustained.

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 record contains a total of six comparable sales for the Board's consideration. Five of the six comparables submitted by the parties are located more than one mile from the subject, indicating there were few recent sales in close proximity to the subject, and thus, the Board shall consider these comparables despite their more distant locations from the subject.

The Board gives less weight to the board of review's comparables #1 and #2, which are less similar to the subject in dwelling size than other comparables in this record. Moreover, the board of review's comparable #1 has an inground swimming pool and bath house unlike the subject, and the board of review's comparable #2 sold in 2018, which is less proximate in time to the assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparables and the board of review's comparable #3, which are relatively similar to the subject in dwelling size, age/effective age, and features, but have varying degrees of similarity to the subject in site size, suggesting adjustments to these comparables would be needed to make them more similar to the subject. These most similar comparables sold from April 2019 to March 2020 for prices ranging from \$874,500 to \$1,279,000 or from \$164.57 to \$262.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,412,809 or \$282.67 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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:

April 18, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Benjamin Rissman, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085