



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

APPELLANT: Mark Haussermann
DOCKET NO.: 21-00504.001-R-1
PARCEL NO.: 16-08-103-003

The parties of record before the Property Tax Appeal Board are Mark Haussermann, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; and the Lake County Board of Review.¹

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: \$78,080
IMPR.: \$165,809
TOTAL: \$243,889

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 2021 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 brick exterior construction with 2,998 square feet of living area. The dwelling was constructed in 1988 and is approximately 33 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 552 square foot garage. The property has an approximately 13,300 square foot site and is located in Lake Forest, 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 four comparable sales located within 0.26 of a mile from the subject property. The comparables have sites with 13,400 or 15,000 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in

¹ The parties agreed to forego the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

size from 2,900 to 3,567 square feet of living area. The dwellings are 36 or 38 years old. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and a garage ranging in size from 420 to 652 square feet of building area. The properties sold from March to October 2020 for prices ranging from \$495,000 to \$724,400 or from \$170.69 to \$208.59 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$195,302 which reflects a market value of \$585,965 or \$195.45 per square foot of living area, land included, when applying 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 \$243,889. The subject's assessment reflects a market value of \$731,740 or \$244.08 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales located within 0.55 of a mile from the subject property. The comparables have sites that range in size from 13,350 to 18,540 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,204 to 3,340 square feet of living area. The homes were built from 1984 to 1997. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 430 to 869 square feet of building area. The properties sold from April 2020 to January 2021 for prices ranging from \$605,000 to \$800,000 or from \$239.52 to \$331.22 per square foot of living area, land included.

The board of review also submitted handwritten comments and a Listing & Property History Report for the appellant's comparable #2. The board of review noted that this comparable property was listed on the market for a longer than typical period of time, documenting listings for the property in 2017, 2018, 2019 and 2020. The home sold in May 2020 after 349 days on market in 2020 and a total of 976 days on market since 2017. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 ten comparable sales for the Board's consideration. The Board gives less weight to appellant comparable #1, which appears to be an outlier based on its sale price and sale price per square foot relative to the other comparables in the record. The Board gives less weight to the appellant's comparables #2 and #3 along with board of review comparables #2, #3, #4 and #6 which have dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be appellant comparable #4 and board of review comparables #1 and #5 which are more similar to the subject in location, age, design, dwelling size and other features. These best comparables sold from April to October 2020 for prices ranging from \$680,000 to \$800,000 or from \$208.59 to \$252.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$731,740 or \$244.08 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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:

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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