



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

APPELLANT: Tracy McCabe
DOCKET NO.: 21-00627.001-R-1
PARCEL NO.: 12-33-404-015

The parties of record before the Property Tax Appeal Board are Tracy McCabe, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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: \$117,632
IMPR.: \$77,005
TOTAL: \$194,637

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 split-level dwelling of brick and wood siding exterior construction with 1,242 square feet of living area. The dwelling was constructed in 1961 and is approximately 60 years old. Features of the home include a basement, a lower level with finished area, central air conditioning, a fireplace, and a 537 square foot garage. The property has an approximately 15,259 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located from 0.15 of a mile to 1.54 miles from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with split-level homes of wood siding exterior construction ranging in size from 1,245 to 1,832 square feet of

living area. The dwellings range in age from 54 to 86 years old. Each home has a basement with finished area and a lower level. Three homes each have central air conditioning, two homes each have one or two fireplaces, and three homes each have a 400 or a 494 square foot garage. The comparables have improvement assessments ranging from \$61,367 to \$99,444 or from \$40.91 to \$54.28 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$194,637. The subject property has an improvement assessment of \$77,005 or \$62.00 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables located from 0.90 of a mile to 1.57 miles from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with split-level homes of brick or brick and wood siding exterior construction ranging in size from 1,344 to 1,491 square feet of living area. The dwellings were built from 1954 to 1965 with the oldest home having an effective age of 1970. Each home has a basement, a lower level with finished area, and one or two fireplaces. Two homes have central air conditioning and two homes each have a 286 or a 679 square foot garage. The comparables have improvement assessments ranging from \$86,623 to \$98,420 or of \$64.45 or \$66.01 per square foot of living area. Based on this evidence the board of review requested the subject's assessment be sustained.

Conclusion of Law

The appellant 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 record contains a total of seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #4 and the board of review's comparables #1 and #2, which are located more than one mile from the subject and/or differ substantially from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and the board of review's comparable #3, which are more similar to the subject in dwelling size and location, and features. These two most similar comparables have improvement assessments of \$63,853 and \$86,623 or of \$51.29 and \$64.45 per square foot of living area, respectively. The subject's improvement assessment of \$77,005 or \$62.00 per square foot of living area is bracketed by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables 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:

August 22, 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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