



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

APPELLANT: Michelle Krumholz
DOCKET NO.: 21-01126.001-R-1
PARCEL NO.: 16-21-412-028

The parties of record before the Property Tax Appeal Board are Michelle Krumholz, the appellant(s), by attorney Eric Feldman, of Eric Feldman & Assoc. 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: \$40,266
IMPR.: \$101,436
TOTAL: \$141,702

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 2-story dwelling of wood siding exterior construction with 2,477 square feet of living area. The dwelling was built in 1977. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 525 square foot attached garage. The property has an 8,140 square foot 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 four comparable sales with the same assessment neighborhood code as the subject and located within 0.24 of a mile from the subject property. The comparables have sites that range in size from 7,300 to 12,150 square feet of land area. The appellant reported the comparables are improved with 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,516 to 2,856 square feet of

living area. The dwellings were built from 1968 to 1978. Each comparable has an unfinished basement, central air conditioning, and an attached garage ranging in size from 378 to 477 square feet of building area. Three comparables each have one fireplace. The properties sold from January to August 2020 for prices ranging from \$384,000 to \$415,000 or from \$138.31 to \$160.97 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$122,291, which would reflect a market value of \$366,910 or \$148.13 per square foot of living area, land included, when using 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 \$141,702. The subject's assessment reflects a market value of \$426,171 or \$172.05 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on two grid analyses for nine comparable sales located within 0.67 of a mile from the subject property and with seven of these comparables having the same assessment neighborhood code as the subject. For clarity in the record, the four comparable sales on the second grid analysis were renumbered #6 to #9. The board of review reported the comparables are improved with 1-story¹, 1.75-story, or 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 1,875 to 2,961 square feet of living area. The dwellings were built from 1950 to 1978 with comparables #6 and #7 having effective years built of 1975 and 1989, respectively. Seven comparables each have a basement with three having finished area, one comparable has a finished lower level with an unfinished basement, and one comparable has a concrete slab foundation. Each comparable has central air conditioning and a garage ranging in size from 308 to 1,162 square feet of building area. Seven comparables each have from one to three fireplaces. Comparable #6 has an additional 528 square foot detached garage. Comparable #4 has an inground swimming pool. The comparables sold from February 2020 to June 2021 for prices ranging from \$435,000 to \$535,000 or from \$168.75 to \$245.33 per square foot of living area, land included. 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 record contains thirteen suggested comparable sales for the Board's consideration. The Board has given less weight to board of review comparables #2, #3, and #6 through #9 due to

¹ The board of review's comparable #3 has a ground floor area of 903 square feet with an above ground area of 2,961 square feet, suggesting the dwelling is part two-story in design.

differences from the subject in age, dwelling size, basement finish, and/or foundation type. The Board also gives reduced weight to board of review comparable #4 which has an inground swimming pool, which is not a feature of the subject.

The Board finds the best evidence of market value to be the appellant's comparables as well as board of review comparables #1 and #5 which are similar to the subject in location, dwelling size, age and some features. The properties sold from January 2020 to June 2021 for prices ranging from \$384,000 to \$496,000 or from \$138.31 to \$214.35 per square foot of living area, land included. The subject's assessment reflects a market value of \$426,171 or \$172.05 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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.



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: June 27, 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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