



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

APPELLANT: Lawrence Remensnyder  
DOCKET NO.: 21-01461.001-R-1 through 21-01461.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lawrence Remensnyder, the appellant(s), by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-01461.001-R-1	12-31-403-005	899	0	\$899
21-01461.002-R-1	12-31-403-006	104,112	215,090	\$319,202

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 two parcels with one parcel being improved with a 2-story dwelling of brick exterior construction with 4,701 square feet of living area. The dwelling was built in 1926 with an effective year built of 1946. Features of the home include a partial basement and a partial concrete slab foundation, central air conditioning, one fireplace, and a garage with 462 square feet of building area.<sup>1</sup> The two parcels have a total site area of 24,385 square feet and are located in Lake Forest, Shields 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 with one of these having the same assessment neighborhood code as the subject property. The properties have sites that range from

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<sup>1</sup> The best description of the subject property was found in the property record card and schematic drawing presented by the board of review.

24,990 to 141,570 square feet of land area. The properties are improved with 1-story, 1.5-story, or 2-story dwellings of brick or stucco and wood siding exterior construction ranging in size from 4,199 to 5,503 square feet of living area. The homes were built from 1924 to 1998. One comparable has a concrete slab foundation and two comparables each have a basement with finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 928 to 1,248 square feet of building area. Comparable #3 has an inground swimming pool. These properties sold from October 2019 to January 2021 for prices ranging from \$792,500 to \$1,050,000 or from \$167.72 to \$199.81 per square foot of living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$289,971 which reflects a market value of \$870,000 or \$185.07 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" for the two parcels disclosing a total assessment of \$320,101. The subject's assessment reflects a market value of \$962,710 or \$204.79 per square foot of living area, 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.

The board of review submitted a memorandum asserting that the appellant's comparable #1 lacks a basement while the appellant's comparable #2 was a built in 1987 and has a 1-story design and an inferior stucco exterior.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables with the same assessment neighborhood code as the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick, wood siding, brick and wood siding, or shingle-wood and asphalt exterior construction ranging in size from 3,957 to 4,741 square feet of living area. The homes were built from 1924 to 1968 and have reported effective years built ranging from 1931 to 1981. One comparable has a concrete slab foundation and four comparables each have a basement with three having finished area. Four comparables each have central air conditioning. Each comparable has one or two fireplaces and a garage that ranges in size from 400 to 912 square feet of building area. Comparable #5 has an inground swimming pool. These properties sold from July 2020 to August 2021 for prices ranging from \$1,000,000 to \$1,450,000 or from \$210.93 to \$331.96 per square foot of living area. 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 eight suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #3 as well as board of review comparables #1, #3, #4, and #5 which differ from the subject in design, basement finish, and/or

age. Additionally, the appellant's comparable #1 and board of review comparable #5 have inground swimming pools, unlike the subject, and a 2019 sale date that is less proximate in time to the subject's January 1, 2021 assessment date than the other comparables in this record.

The Board finds the best evidence of the market value to the appellant's comparable #1 and board of review comparable #2 which are most similar to the subject in age and dwelling size, except each comparable lacks a basement foundation, which is a feature of the subject. Nevertheless, these two properties sold in January and May 2021 for prices of \$792,500 and \$1,115,000 or of \$167.72 and \$281.78 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$962,710 or \$204.79 per square foot of living area, land included, which is bracketed by the two best comparable sales in this record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported 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:

October 17, 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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