



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

APPELLANT: Gregory Barnum
DOCKET NO.: 21-01726.001-R-1
PARCEL NO.: 12-31-403-003

The parties of record before the Property Tax Appeal Board are Gregory Barnum, 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: \$108,463
IMPR.: \$109,642
TOTAL: \$218,105

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 brick and wood siding exterior construction with 3,013 square feet of living area. The dwelling was constructed in 1960 and is approximately 61 years old. Features of the home include a basement with finished area, central air conditioning, three fireplaces and a 506 square foot garage. The property has approximately 27,660 square foot site and is 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 four comparable sales located in the same neighborhood code as the subject property and from 0.18 of a mile to 1.23 miles from the subject property. The comparables are reported to have sites ranging in size from 20,168 to 60,548 square feet on land area. The comparables are described as either 1.75-story or 2-story dwellings of either brick or wood siding exterior construction that range in age from 34 to 57 years old. The dwellings range in size from 2,944 to 3,197 square feet of living area. Each comparable has a basement, one with finished area, central air conditioning, either one or two fireplaces and a garage ranging from 552

to 660 square feet of building area. The comparables sold from April 2019 to August 2020 for prices ranging from \$530,000 to \$674,500 or from \$178.57 to \$210.98 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$218,105. The subject's assessment reflects a market value of \$655,955 or \$217.71 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 five comparable sales. Four comparables are located in the same neighborhood code as the subject with all five comparables being within 0.61 of a mile from the subject property. The comparables have sites that range from 22,550 to 38,300 square feet on land area. The comparables are described as either 2-story or multi-level dwellings of either brick or wood siding exterior construction that were built from 1957 to 1967. The dwellings range in size from 2,991 to 3,357 square feet of living area. One comparable has a finished lower level and four comparables each have a basement, two with finished area. Each comparable has central air conditioning, a fireplace and a garage ranging from 506 to 621 square feet of building area. The comparables sold from September 2020 to April 2021 for prices ranging from \$685,000 to \$845,000 or from \$223.41 to \$255.44 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 Board finds the parties submitted nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #4, due to differences from the subject in age and location more than one mile from the subject. The Board gave less weight to the appellant's comparable #3 due to its sale date occurring in 2019, less proximate in time to the assessment date than other sales in this record. The Board gave reduced weight to the board of review comparable #5 due to its dissimilar foundation and design when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2 along with the board of review comparables #1 through #4 which sold more proximate in time to the assessment date at issue and are similar to the subject in location, design, age, dwelling size and features. The comparables sold from June 2020 to April 2021 for prices ranging from \$560,000 to \$845,000 or from \$185.11 to \$255.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$655,955 or \$217.71 per square foot of living area, including land, which falls within the range established by the best comparables sales in

this record. Based on this record and after considering adjustments to the best comparables for differences when compared to 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:

November 21, 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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