



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

APPELLANT: Eliza Diaconescu
DOCKET NO.: 21-01733.001-R-1
PARCEL NO.: 12-30-401-013

The parties of record before the Property Tax Appeal Board are Eliza Diaconescu, 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: \$108,991
IMPR.: \$169,441
TOTAL: \$278,432

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 exterior construction with 3,281 square feet of living area. The dwelling was constructed in 1985 and is approximately 36 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces and an attached 605 square foot garage. The property has a 62,726 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 and within 0.81 of a mile from the subject property. The comparables have sites that range in size from 17,715 to 60,548 square feet of land area. The comparables are improved with 2-story dwellings of either brick or wood siding exterior construction ranging in size from 2,944 to 3,641 square feet of living area that are from 42 to 67 years old. Each comparable has a basement, one with finished area, central air conditioning, either one or two fireplaces and an attached garage ranging in size from 552 to 864 square feet of building area. The comparables

sold from June to November 2020 for prices ranging from \$560,000 to \$657,000 or from \$180.44 to \$204.32 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$278,432. The subject's assessment reflects a market value of \$837,389 or \$255.22 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 located in the same neighborhood code as the subject and from 0.12 of a mile to 1.35 miles from the subject property. The comparables have sites that range in size from 40,660 to 77,970 square feet of land area. The comparables are improved with 1.5-story, 2-story or part 1-story and part 2-story¹ dwellings of brick or brick and wood siding exterior construction that range in size from 2,795 to 4,799 square feet of living area that were built from 1972 to 1990. Each comparable has a basement, four with finished area, central air conditioning, one to three fireplaces and an attached garage ranging in size from 625 to 1,680 square feet of building area. Comparable #3 has an additional detached garage with 768 square feet of building area and comparable #2 has an inground swimming pool. The comparables sold from July 2020 to September 2021 for prices ranging from \$585,000 to \$1,525,000 or from \$209.30 to \$346.42 per square foot of living area, including land. 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 nine suggested comparable sales for the Board's consideration. The Board has given less weight to appellant's comparables #3 and #4 along with board of review comparables #2 and #5 due to their differences in age and/or dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #1 and #2 along with board of review comparables #1, #3, and #4. The Board finds that these comparables are relatively similar to the subject in location, dwelling size and age. However, the Board finds the appellant's comparable #2 has a significantly smaller site size, suggesting an upward adjustment would be required to make this comparable more equivalent to the subject, while board of review comparables #1, #3 and #4 have finished basement area, unlike the subject and board of review

¹ Comparable #1 is reported to have 1,671 square feet of ground floor area and 3,643 square feet of above ground area indicating that the dwelling is part 1-story and part 2-story.

comparable #3 has an additional garage, suggesting downward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, these comparables sold from July 2020 to May 2021 for prices ranging from \$577,000 to \$1,200,000 or from \$195.99 to \$346.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$837,389 or \$255.22 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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:

December 19, 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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