



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

APPELLANT: George Day
DOCKET NO.: 21-01794.001-R-1
PARCEL NO.: 12-33-406-009

The parties of record before the Property Tax Appeal Board are George Day, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$107,437
IMPR.: \$53,324
TOTAL: \$160,761

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 1.5-story dwelling of wood siding exterior construction with 1,403 square feet of living area. The dwelling was constructed in 1920 and is approximately 101 years old. Features of the home include an unfinished basement and a 576 square foot garage. The property has an approximately 13,582 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 assessment neighborhood code as the subject and from .94 of a mile 1.37 miles from the subject property. The comparables have sites that range in size from 6,799 to 8,751 square feet of land area. The comparables are improved with 1.5-story, 1.75-story or 2-story dwellings of wood siding exterior construction ranging in size from 1,120 to 1,755 square feet of living area that that range in age from 104 to 109 years old. The appellant reported that each comparable has a basement, three with finished area and a garage ranging in size from 252 to 743 square feet of building area.

Three comparables each have central air conditioning and one comparable has one fireplace. The comparables sold from June to November 2020 for prices ranging from \$366,845 to \$501,000 or from \$285.47 to \$328.45 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 \$160,761. The subject's assessment reflects a market value of \$483,492 or \$344.61 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 comparables. The board of review did not disclose sales information for comparables #1, #3, #4 and #5, which do not address the appellant's overvaluation argument. They will not further be considered in the analysis. Comparable #2 is located in the same assessment neighborhood code as the subject and within .99 of a mile from the subject property. The comparable has a site size of 10,080 square feet of land area. The comparable is improved with a 1.5-story dwelling of wood siding exterior construction containing 1,365 square feet of living area that was built in 1920. The comparable has a basement with finished area, central air conditioning and one fireplace. The comparable sold in June 2020 for \$527,500 or \$386.45 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 parties submitted a total of five comparable sales for the Board's consideration. The Board finds all of the parties' comparables are similar to the subject in age and neighborhood code. The Board gives less weight to the appellant's comparables #1, #2 and #3 for their considerably larger dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #4 along with the board of review comparable #2 which are most similar to the subject in dwelling size. However, both comparables have central air conditioning and finished basement area, features the subject lacks. In addition, both comparables have a smaller site sizes than the subject. The comparables sold in June 2020 for prices of \$426,000 and \$527,500 or \$328.45 and \$386.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$483,492 or \$344.62 per square foot of living area, including land, which is bracketed by the two 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: January 16, 2024



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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