



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

APPELLANT: Stephanie Lerner-Ernsteen
DOCKET NO.: 21-01944.001-R-1
PARCEL NO.: 16-32-309-019

The parties of record before the Property Tax Appeal Board are Stephanie Lerner-Ernsteen, 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: \$54,096
IMPR.: \$169,234
TOTAL: \$223,330

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 two-story dwelling of brick and wood siding exterior construction with 4,042 square feet of living area. The dwelling was constructed in 1972 and is 48 years old. Features of the home include a partial unfinished basement, central air conditioning, one fireplace, an inground swimming pool, a bath house, and an attached 440 square foot garage.¹ The property has a 10,842 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables with the same assessment neighborhood code as the subject property. The

¹ The subject's property record card submitted by the board of review disclosed an inground swimming pool and a bath house which were not reported by the appellant.

comparables are improved with two-story dwellings of brick exterior construction that range in size from 3,413 to 3,580 square feet of living area and are 46 to 51 years old. Each comparable has a partial or full unfinished basement, central air conditioning, one fireplace and an attached garage ranging in size from 437 to 484 square feet of building area. The comparables have improvement assessments that range from \$125,016 to \$138,324 or from \$38.63 to \$38.83 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$223,330. The subject property has an improvement assessment of \$169,234 or \$41.87 per square foot of living area.

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 one-story² or two-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 3,737 to 4,066 square feet of living area. The homes were built from 1972 to 1977. The comparables have partial or full basements, two of which have finished area. Each comparable has central air conditioning, one fireplace, and an attached garage that ranges in size from 440 to 713 square feet of building area. Comparable #1 has an asphalt tennis court. The comparables have improvement assessments that range from \$169,835 to \$192,337 or from \$42.95 to \$47.30 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 nine equity comparables for the Board's consideration. The Board gives less weight to appellant's comparable #1 which is less similar to the subject dwelling in size. The Board gives less weight to board of review comparables #1 and #4 which have finished basement area that is not a feature of the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #2, #3 and #4 as well as board of review comparables #2, #3 and #5 which are similar to the subject in location, age, dwelling size and some features with the exception that none have an inground swimming pool and a bath house. Nevertheless, these comparables have improvement assessments ranging from \$134,337 to \$172,407 or from \$37.52 to \$46.09 per square foot of

² Board of review comparable #1 has ground floor living area of 1,846 square feet with above ground living area of 4,066 square feet, suggesting this is a part two story dwelling.

living area. The subject's improvement assessment of \$169,234 or \$41.87 per square foot of living area is within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this evidence, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: 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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