



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

APPELLANT: Herbert Schneiderman
DOCKET NO.: 21-01962.001-R-1
PARCEL NO.: 16-35-103-010

The parties of record before the Property Tax Appeal Board are Herbert Schneiderman, 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: \$55,335
IMPR.: \$93,070
TOTAL: \$148,405

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-story ranch-style dwelling of brick and wood siding exterior with 2,196 square feet of living area. The dwelling was built in 1954 and is approximately 67 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a garage with 420 square feet of building area. The property has an approximately 25,238 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment 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 comparables are improved with 1-story ranch-style dwellings of wood siding or brick exterior construction ranging in size from 1,902 to 2,688 square feet of living area. The homes are either 60 or 67 years old. One comparable has a basement with finished area and three comparables are

reported to have either a crawl space or a concrete slab foundation. Each comparable has central air conditioning and a garage that ranges in size from 462 to 529 square feet of building area. Three comparables each have one fireplace. The comparables have improvement assessments that range from \$76,870 to \$110,880 or from \$38.70 to \$41.25 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$88,004 or \$40.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$148,405. The subject property has an improvement assessment of \$93,070 or \$42.38 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 1-story ranch-style dwellings of brick or wood siding exterior construction ranging in size from 1,973 to 2,560 square feet of living area. The homes were built from 1942 to 1964 and thus range in age from 57 to 79 years old. Comparable #5, the oldest comparable, has a reported effective year built of 1970. The comparables each are reported to have a basement with three having finished area. Each comparable has central air conditioning and a garage that ranges in size from 418 to 610 square feet of building area. Three comparables each have one fireplace. The comparables have improvement assessments that range from \$105,387 to \$123,097 or from \$45.15 to \$53.41 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 the appellant's comparables as well as board of review comparables #3, #4, and #5 due to substantial differences from the subject in dwelling size, basement finish, or foundation type.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #2 which are relatively similar to the subject in location, design, age, dwelling size, and other features. However, the Board finds both comparables are 10 years newer than the subject, suggesting downward adjustments would be required to make them more equivalent to the subject. These two comparables have improvement assessments of \$123,097 and \$115,622 or of \$48.08 and \$48.48 per square foot of living area, respectively. The subject's improvement assessment of \$93,070 or \$42.38 per square foot of living area falls below the improvement assessments of the two best comparables in this record which appears to be justified given its

somewhat older age. Based on this record and after considering appropriate adjustments to the two best comparables for differences from the subject, 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:

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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