



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

APPELLANT: Joni Rosenfeld  
DOCKET NO.: 21-01983.001-R-1  
PARCEL NO.: 16-36-307-019

The parties of record before the Property Tax Appeal Board are Joni Rosenfeld, 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:** \$83,662  
**IMPR.:** \$148,041  
**TOTAL:** \$231,703

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 3,050 square feet of living area. The dwelling was constructed in 1965 and is approximately 56 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace, and a 484 square foot garage. The property has an approximately 18,277 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity with regard 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 comparables are improved with 2-story homes of brick or wood siding exterior construction ranging in size from 2,710 to 3,407 square feet of living area. The dwellings range in age from

56 to 96 years old. Each home has a basement with three having finished area, central air conditioning, one fireplace, and a garage ranging in size from 504 to 624 square feet of building area. The comparables have improvement assessments ranging from \$115,697 to \$141,900 or from \$41.65 to \$42.69 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment \$128,023 or \$41.97 per square foot living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$231,703. The subject property has an improvement assessment of \$148,041 or \$48.54 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on ten equity comparables located within the same assessment neighborhood code as the subject property. The comparables are improved with 2-story homes of brick or brick and wood siding exterior construction ranging in size from 2,816 to 3,280 square feet of living area. The dwellings were built from 1963 to 1966 and thus range in age from 55 to 58 years old. Comparables #9 and #10 have reported effective years built of 1977 and 1981, respectively. The comparables each have a basement<sup>1</sup> with five of them having finished area. Each comparable has central air conditioning and a garage ranging in size from 455 to 546 square feet of building area. Eight homes each have one fireplace. The comparables have improvement assessments ranging from \$133,507 to \$187,004 or from \$47.05 to \$58.37 per square foot of living area. Based on this evidence the board of review requested the subject's improvement assessment be sustained.

### **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 record contains a total of fourteen equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #4 which differ in age or dwelling size when compared to the subject. The Board also gives less weight to board of review comparables #9 and #10 which have considerably new effective ages when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are similar to the subject in location, design, age/effective age, dwelling size, and some

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<sup>1</sup> Although the board of review reported that comparables #2, #3, #8 and #9 have either concrete slab or crawl space foundations, the board of review also reported that these properties have basement area indicating that these properties have partial basements.

features. These most similar comparables have improvement assessments that range from \$119,888 to \$159,691 or from \$41.69 to \$50.51 per square foot of living area. The subject's improvement assessment of \$148,041 or \$48.54 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to 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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