



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

APPELLANT: Craig Frankel
DOCKET NO.: 21-02002.001-R-1
PARCEL NO.: 16-34-305-028

The parties of record before the Property Tax Appeal Board are Craig Frankel, 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: \$59,903
IMPR.: \$155,114
TOTAL: \$215,017

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 4,152 square feet of living area. The dwelling was built in 1964 and is approximately 57 years old with an effective age of 1966. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a garage with 483 square feet of building area. The property has a site with approximately 20,007 square feet of land area and is located in Highland Park, Moraine 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 located in the same assessment neighborhood code as the subject property and within 0.97 of a mile from the subject. The homes range in age from 44 to 58 years old. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction

ranging in size from 3,732 to 4,566 square feet of living area. The comparables have full basements with three having finished area. Each comparable has central air conditioning, one fireplace, and a garage that ranges in size from 528 to 704 square feet of building area. The comparables have improvement assessments ranging from \$135,270 to \$165,572 or from \$34.45 to \$36.26 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$148,745 or \$35.82 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 \$215,017. The subject property has an improvement assessment of \$155,114 or \$37.36 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 located in the same assessment neighborhood code as the subject property and within 0.48 of a mile from the subject. The comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,883 to 4,127 square feet of living area. The homes were built from 1966 to 1979 with comparables #1, #2 and #3 having effective ages of 1971, 1970, and 1973, respectively. The comparables each have a basement with four having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 483 to 897 square feet of building area. Comparables #1, #2, #4, and #5 each have an inground swimming pool and/or clay tennis court. The comparables have improvement assessments ranging from \$146,705 to \$176,028 or from \$37.78 to \$43.49 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 record contains nine comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables #3 and #4 which are less similar to the subject in age than other comparables in this record. The Board also gives reduced weight to board of review comparables #1, #2, #4, and #5 which each have an inground swimming pool and/or clay tennis court, both features the subject lacks.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are overall more similar to the subject location, design, age, dwelling size, and some features, except the appellant's comparable #1 lacks basement finish, a feature of the subject, suggesting an upward adjustment for this difference would be necessary to make it more equivalent to the subject. These comparables have improvement assessments ranging from

\$135,270 to \$155,151 or from \$34.45 to \$39.09 per square foot of living area. The subject's improvement assessment of \$155,114 or \$37.36 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 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: November 21, 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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