



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

APPELLANT: Mark Hoffman  
DOCKET NO.: 21-02083.001-R-1  
PARCEL NO.: 02-13-101-014

The parties of record before the Property Tax Appeal Board are Mark Hoffman, 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:** \$22,566  
**IMPR.:** \$124,846  
**TOTAL:** \$147,412

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 wood siding exterior construction with 3,473 square feet of living area. The dwelling was built in 2006 and is approximately 15 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a garage with 782 square feet of building area. The property has an approximately 73,320 square foot site and is located in Antioch, Antioch Township, Lake County.<sup>1</sup>

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 within the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,915 to 4,216 square feet of living area. The dwellings range in age from 31 to 34

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<sup>1</sup> The property record card submitted by the board of review indicates the subject property is located in Antioch.

years old. Each comparable has an unfinished basement, central air conditioning, one fireplace, and a garage that ranges in size from 572 to 948 square feet of building area. Comparable #4 has an inground swimming pool.<sup>2</sup> The comparables have improvement assessments ranging from \$92,765 to \$128,784 or from \$29.20 to \$32.56 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$108,097 or \$31.12 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 \$147,412. The subject property has an improvement assessment of \$124,846 or \$35.95 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject property. Board of review comparable #3 is the same property as the appellant's comparable #4. The comparables are improved with 2-story dwellings of wood siding or brick exterior construction ranging in size from 2,620 to 3,866 square feet of living area. The dwellings were built from 1987 to 2003 and thus would range in age from approximately 18 to 34 years old. Each comparable has a basement with one having finished area, central air conditioning, one or two fireplaces, and a garage that ranges in size from 572 to 962 square feet of building area. Each home has two to four full bathrooms with two of these also having one half bathroom. Comparable #3 has an inground swimming pool. The comparables have improvement assessments ranging from \$99,642 to \$134,959 or from \$32.56 to \$38.03 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer 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 a total of seven equity comparables for the Board's consideration, including one comparable shared by both parties. The Board gives less weight to the appellant's comparables #1 and #2 as well as board of review comparable #1 which are less similar to the subject in dwelling size than other comparables in this record.

The parties' remaining comparables are similar to the subject in location, design, and dwelling size but present substantial differences from the subject in age and/or other features. These four comparables have improvement assessments ranging from \$92,765 to \$134,959 or from \$31.82

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<sup>2</sup> The board of review disclosed comparable #4, common to both parties, has a pool which was not refuted by the appellant in rebuttal.

to \$34.96 per square foot of living area. The subject's improvement assessment of \$124,846 or \$35.95 per square foot of living area falls within the range established by the four remaining comparables in this record on an overall improvement assessment basis but above this range on a per square foot basis. However, based on this record and after considering adjustments to these remaining 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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