



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

APPELLANT: Gary Katz
DOCKET NO.: 21-02880.001-R-1
PARCEL NO.: 14-36-203-009

The parties of record before the Property Tax Appeal Board are Gary Katz, 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: \$46,382
IMPR.: \$140,680
TOTAL: \$187,062

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 exterior construction with 3,684 square feet of living area. The dwelling was constructed in 1975. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and a garage with 744 square feet of building area. The property has an approximately 42,276 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within the same assessment neighborhood code as the subject and within .66 of a mile from the subject. The comparables have sites that range in size from 40,023 to 88,615 square feet of land area that are improved with two-story dwellings that range in size from 4,092 to 4,615 square feet of living area. The

dwellings were built from 1973 to 1994 with comparable #2 having an effective year built of 1978. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces, and a garage ranging in size from 482 to 1,161 square feet of building area. The properties sold in December 2019 or October 2020 for prices ranging from \$487,500 to \$560,001 or from \$105.63 to \$136.85 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$168,096 which reflects a market value of \$504,338 or \$136.90 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$187,062. The subject's assessment reflects a market value of \$562,592 or \$152.71 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within the same assessment neighborhood code as the subject property and within .41 of a mile from the subject. The comparables have sites that range in size from 37,100 to 61,790 square feet of land area that are improved with two-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 3,031 to 3,742 square feet of living area. The dwellings were built from 1969 to 1997 with comparable #4 having an effective year built of 1972. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 972 square feet of building area. The properties sold from February to December 2021 for prices ranging from \$611,000 to \$700,000 or from \$173.63 to \$202.90 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). 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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales #1 and #3 as well as the board of review comparable sales #3 and #5 due to differences in lot size, dwelling size, and/or age when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparable sales which are relatively similar to the subject in lot size, dwelling size, age, and most features. In addition, these comparables sold proximate in time to the January 1, 2021 assessment date at issue. These four comparables sold from October 2020 to December 2021 for prices ranging from \$560,001 to \$699,900 or from \$136.85 to \$191.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$562,592 or \$152.71 per square foot of

living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the best comparable sales for differences from the subject, the Board finds the subject's assessment is supported and a reduction in the subject's assessment is not warranted.

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:

December 19, 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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