



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

APPELLANT: Joseph & Elizabeth Sterna
DOCKET NO.: 21-03148.001-R-1
PARCEL NO.: 16-07-301-059

The parties of record before the Property Tax Appeal Board are Joseph & Elizabeth Sterna, the appellants, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and 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: \$149,659
IMPR.: \$158,748
TOTAL: \$308,407

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 3,881 square feet of living area. The dwelling was constructed in 1982 and is 39 years old. Features of the home include a slab foundation, central air conditioning, two fireplaces and an attached 713 square foot garage. The property has an approximately 60,548 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables with the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of wood siding or brick exterior construction that range in size from 3,286 to 3,633 square feet of living area and range in age from 35 to 41 years old. Each comparable is reported to have a slab foundation, central air conditioning, one or

two fireplaces and an attached garage ranging in size from 506 to 804 square feet of building area. The comparables have improvement assessments that range from \$86,478 to \$127,161 or from \$26.00 to \$36.54 per square foot of living area. Based on this evidence, the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$308,407. The subject property has an improvement assessment of \$158,748 or \$40.90 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 a 1.75-story or four, 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,526 to 3,970 square feet of living area. The homes were built in 1980 or 1981. Two comparables are reported to have basements, one of which is finished with a recreation room and three comparables have slab foundations. Each comparable has central air conditioning, one or two fireplaces, and an attached garage that ranges in size from 594 to 864 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. The comparables have improvement assessments that range from \$155,167 to \$164,068 or from \$40.64 to \$44.78 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 appellants contend 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 appellants 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 appellants' comparables #1 and #3 due to differences in dwelling size, board of review comparables #1 and #2 which have inground swimming pools, and board of review comparables #3 and #4 which have partial basements when compared to the subject. The Board finds the best evidence of assessment equity to be appellants' comparable #2 and #4 along with board of review comparable #5 which overall are more similar to the subject in location, age, dwelling size and features. These comparables have improvement assessments ranging from \$116,666 to \$161,194 or from \$32.11 to \$41.35 per square foot of living area. The subject's improvement assessment of \$158,748 or \$40.90 per square foot of living area is within the range established by the best equity comparables in the record and well supported by board of review comparable #5 which is most similar to the subject in size and features. Therefore, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellants 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:

December 20, 2022



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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