



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

APPELLANT: Chris Firestone
DOCKET NO.: 21-03168.001-R-1
PARCEL NO.: 16-29-204-013

The parties of record before the Property Tax Appeal Board are Chris Firestone, 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: \$39,819
IMPR.: \$46,895
TOTAL: \$86,714

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 is improved with a 1-story dwelling of wood siding exterior construction with 1,164 square feet of living area. The dwelling was constructed in 1957 and is approximately 64 years old. Features of the home include a concrete slab foundation and a garage with 583 square feet of building area. The property has an approximately 8,293 square foot site and is located in Deerfield, West Deerfield 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 with the same assessment neighborhood code as the subject property and located within 0.12 of a mile from the subject. The comparables are improved with 1-story dwellings of brick or wood siding exterior construction ranging in size from 1,070 to 1,532 square feet of living area. The dwellings are 65 years old. One comparable has an unfinished basement, one

comparable has a crawl space foundation, and two comparables each have a concrete slab foundation. Three comparables each have central air conditioning. Each comparable has a garage ranging in size from 400 to 502 square feet of building area. The improvement assessments on these properties range from \$31,515 to \$57,011 or from \$27.69 to \$37.21 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$38,150 or \$32.77 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 \$86,714. The subject property has an improvement assessment of \$46,895 or \$40.29 per square foot of living area.

The board of review provided two Multiple Service Listing sheets for the subject disclosing sales of the subject in 2018 and 2020. The board of review noted on the 2018 sale listing that the subject was “*Solid Bones*Great for Rehabber*Investor*End User” and also noted on the 2020 listing that the subject was rehabbed in 2018 and subsequently rented.

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 and located within 0.30 miles from the subject. The comparables are improved with 1-story dwellings of wood siding exterior construction ranging in size from 1,100 to 1,188 square feet of living area. The dwellings were built from 1956 to 1958. One comparable has a crawl space foundation and four comparables each have a concrete slab foundation. Three comparables each have central air conditioning. One comparable has one fireplace. Each comparable has a garage ranging in size from 352 to 568 square feet of building area. The improvement assessments on these properties range from \$41,155 to \$59,416 or from \$36.75 to \$50.01 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 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 parties submitted information on nine comparables to support their respective positions. The Board gives less weight to the appellant's comparables #2 and #4 which differs from the subject in dwelling size or has a basement, unlike 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, dwelling size, and features. These comparables have improvement assessments that range from \$32,235 to \$59,416 or from \$27.69 to \$50.01 per square foot of living area. The subject's improvement assessment of \$46,895 or

\$40.29 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, 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:

July 18, 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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