



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

APPELLANT: Carlos Alban  
DOCKET NO.: 21-03200.001-R-1  
PARCEL NO.: 16-08-108-001

The parties of record before the Property Tax Appeal Board are Carlos Alban, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, and the Lake County Board of Review.<sup>1</sup>

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:** \$177,337  
**IMPR.:** \$269,661  
**TOTAL:** \$446,998

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 1.75-story dwelling of brick and wood siding exterior construction with 5,367 square feet of living area. The dwelling was built in 1989 and is 32 years old. Features of the home include a basement with finished area, central air conditioning, three fireplaces, a 648 square foot inground swimming pool, and a 988 square foot garage. The property has an approximately 60,980 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within .20 miles from the subject property. The comparables have sites ranging in size from 57,934 to 60,983 square feet

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<sup>1</sup> The parties agreed to forgo the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

of land area and are improved with two-story dwellings of brick exterior construction ranging in size from 5,748 to 6,293 square feet of living area. The dwellings are 31 or 33 years old. The comparables have basements, three of which have finished area. Each comparable has central air conditioning, two or three fireplaces, and a garage ranging in size from 910 to 1,122 square feet of building area. The comparables sold from March 2019 to September 2020 for prices ranging from \$995,000 to \$1,200,000 or from \$169.85 to \$191.37 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$446,998. The subject's assessment reflects a market value of \$1,341,128 or \$249.88 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within .97 miles from the subject property. The comparables have sites ranging in size from 41,820 to 64,030 square feet of land area. The comparables are improved with 1.75-story or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,750 to 5,635 square feet of living area. The dwellings were built from 1989 to 2012. The comparables have partial or full basements with three having finished area. Each comparable has central air conditioning, one to three fireplaces and a garage that ranges in size from 805 to 1,165 square feet of building area. Comparables #3 and #5 have inground swimming pools. The properties sold from August 2020 to September 2021 for prices ranging from \$1,237,500 to \$2,050,000 or from \$260.53 to \$381.75 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 record contains a total of nine suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparable #1 which sold approximately 21 months prior to the January 1, 2021 assessment date and is less likely to be reflective of market value. The Board gives less weight to appellant's comparable #2 and #3 as well as board of review comparables #2 and #3 due to differences in year built, dwelling size and/or lack of finished basement area when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #4 along with board of review comparables #1, #4 and #5 which have finished basement area and are relatively similar to the subject in location, age, dwelling size and some features. However, three comparables lack an inground swimming pool and all have smaller basements with less finished

area when compared to the subject. Nevertheless, these comparables sold from August 2020 to October 2021 for prices ranging from \$1,100,000 to \$1,875,000 or from \$191.37 to \$350.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,341,128 or \$249.88 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Therefore, after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its 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 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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COUNTY

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