



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

APPELLANT: Andrew Grossmann
DOCKET NO.: 21-03227.001-R-1
PARCEL NO.: 16-36-306-030

The parties of record before the Property Tax Appeal Board are Andrew Grossmann, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$66,767
IMPR.: \$187,196
TOTAL: \$253,963

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 brick and wood siding exterior construction with 3,868 square feet of living area. The dwelling was constructed in 1964 and is approximately 57 years old, but has an effective age of 1971.¹ Features of the home include a basement with finished area, central air conditioning, one fireplace, and a garage containing 460 square feet of building area. The property has an approximately 11,480 square foot site and is located in Highland Park, Moraine 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 that are located within .38 of a mile from the subject and have the same assessment

¹ Some descriptive information was drawn from the subject's property record card submitted by the board of review disclosing that the subject dwelling was remodeled in 1998, which was not contested by the appellant in rebuttal.

neighborhood code as the subject. The comparables consist of 2-story dwellings of brick exterior construction ranging in size from 3,407 to 3,810 square feet of living area. The homes range in age from 51 to 56 years old. Each dwelling has a basement, one of which has finished area, central air conditioning, one fireplace, and a garage ranging in size from 449 or 624 square feet of building area. The comparables have improvement assessments ranging from \$138,783 to \$147,350 or from \$38.31 to \$41.65 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$152,563 or \$39.44 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 \$253,963. The subject property has an improvement assessment of \$187,196 or \$48.40 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 that are located within .51 of a mile from the subject and have the same assessment neighborhood code as the subject. The comparables consist of 2-story dwellings of brick, brick and wood siding, or wood siding and stone exterior construction ranging in size from 3,501 to 4,174 square feet of living area. The homes were built from 1965 to 1968, with comparables #1, #3, and #5 having effective ages of 1970, 1971, and 1978, respectively. Each dwelling has a basement, four of which have finished area, central air conditioning, one fireplace, and a garage ranging in size from 484 to 625 square feet of building area. The comparables have improvement assessments ranging from \$181,229 to \$195,264 or from \$45.85 to \$52.45 per square foot of living area. Based on this evidence the board of review requested the subject's assessment be confirmed.

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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #2 due to their lack of finished basement area and/or significantly differing dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables #1, #3, #4 and #5 which are more similar to the subject in age, dwelling size, location, and/or features. These four comparables have improvement assessments ranging from \$181,229 to \$195,264 or from \$45.85 to \$52.45 per square foot of living area. The subject's improvement assessment of \$187,196 or \$48.40 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to

the best 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: January 16, 2024



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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