



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

APPELLANT: Matthew Rootberg
DOCKET NO.: 21-03647.001-R-1
PARCEL NO.: 12-30-404-007

The parties of record before the Property Tax Appeal Board are Matthew Rootberg, the appellant, by attorney Brianna L. Golan, of Golan Christie Taglia LLP 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: \$105,125
IMPR.: \$424,371
TOTAL: \$529,496

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 parties appeared before the Property Tax Appeal Board on July 11, 2023 for a consolidated hearing of this 2021 appeal along with docket number 20-01525 at the Lake County Board of Review in Waukegan pursuant to prior written notice dated May 3, 2023. Appearing on behalf of the appellant was attorney Brianna L. Golan and appearing on behalf of the Lake County Board of Review was Jack Perry, Mass Appraisal Specialist.

The subject property consists of a 1.75-story dwelling of stucco and stone exterior construction with 4,388 square feet of living area. The dwelling was constructed in 2015 and is approximately 6 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces and an 834 square foot garage. The property has an approximately 20,040 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with 1.75-story dwellings of stucco, brick, wood siding or wood/asphalt exterior construction that range in size from 3,619 to 3,846 square feet of living area. The homes are either 15 or 16 years old. Each comparable has a basement with finished area, central air conditioning, two to four fireplaces and a garage ranging in size from 484 to 761 square feet of building area. Comparable #2 has a second garage with 240 square feet of building area. The comparables have improvement assessments that range from \$319,324 to \$349,638 or from \$88.24 to \$91.89 per square foot of living area. At hearing the appellant's attorney reiterated details of the equity comparables. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$396,763 or \$90.42 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 \$529,496. The subject has an improvement assessment of \$424,371 or \$96.71 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings that have a combination of stone, stucco, wood siding, brick or shingle wood exterior construction and range in size from 4,004 to 4,354 square feet of living area. The homes were built from 2004 to 2019. Each comparable has a basement with three having finished area. Each dwelling has central air conditioning, two or three fireplaces and a garage ranging in size from 644 to 912 square feet of building area. Comparable #1 has an inground swimming pool. The comparables have improvement assessments that range from \$402,351 to \$441,202 or from \$96.96 to \$104.65 per square foot of living area.

At hearing, Mr. Perry testified that he believed board of review comparable #1 to be the best comparable in the record based on its similar age and dwelling size when compared to the subject. Although he noted this property has an inground swimming pool, which the subject property lacks. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #3 which are less similar to the subject in age than other properties in the record. The Board also gives less weight to board of review comparable #1 which has an inground swimming pool unlike the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #2 and #4 which are more similar to the subject in location, age and dwelling size although one of these comparables lacks a finished basement like the subject. These two best comparables have improvement assessments of \$402,351 and \$422,146 or for \$100.49 and \$96.96 per square foot of living area, respectively. The subject's improvement assessment of \$424,371 or \$96.71 per square foot of living area falls above the two best comparables in this record on an overall improvement assessment basis and below the two best comparables on a per square foot basis. Given the subject's larger dwelling size and finished basement area relative to the two best comparables, a higher overall improvement assessment and lower per square foot assessment appears logical. Therefore, after considering appropriate 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:

August 22, 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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