



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

APPELLANT: Yehoshua Shlafrok  
DOCKET NO.: 21-05033.001-R-1  
PARCEL NO.: 16-26-101-132

The parties of record before the Property Tax Appeal Board are Yehoshua Shlafrok, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest, 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:** \$ 91,196  
**IMPR.:** \$236,988  
**TOTAL:** \$328,184

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 two-story dwelling of brick exterior construction with 5,441 square feet of living area. The dwelling was constructed in 1990. Features of the home include a basement with finished area, five full baths and one half-bath, central air conditioning, one fireplace, and a 660 square foot garage. The property has an approximately 14,740 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal concerning the improvement. In support of this argument, the appellant submitted information on six equity comparables located in the same neighborhood code as the subject and within 1.05 miles from the subject. The comparables consist of two-story dwellings that were built from 1937 to 1972 where comparables #1 and #2 have reported effective ages of 1952 and 1973, respectively. The dwellings range in size from 5,270 to 5,713 square feet of living area. The homes have from 3.5

to 5 bathrooms, basements, central air conditioning, a fireplace and a garage ranging in size from 440 to 976 square feet of building area. The comparables have improvement assessments ranging from \$163,868 to \$215,388 or from \$30.90 to \$39.36 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$205,126 or \$37.70 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 \$328,184. The subject property has an improvement assessment of \$236,988 or \$43.56 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 located within .70 of a mile from the subject and within the same assigned neighborhood code as the subject. The comparables consist of two-story dwellings that were built from 1990 to 1998 where comparable #1 has a reported effective age of 2000. The dwellings range in size from 5,178 to 5,927 square feet of living area. The homes have from 4.5 to 6.5 bathrooms, basements with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 483 to 1,222 square feet of building area. The comparables have improvement assessments ranging from \$275,214 to \$332,168 or from \$50.74 to \$56.04 per square foot of living area.

Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

### **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 eleven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables which are each significantly older than the subject dwelling in date of construction and/or in effective age.

The Board finds the best evidence of assessment equity to be the board of review comparables which are similar to the subject in location, age, design, dwelling size and/or features. These comparables have improvement assessments that range from \$275,214 to \$332,168 or from \$50.74 to \$56.04 per square foot of living area. The subject's improvement assessment of \$236,988 or \$43.56 per square foot of living area falls below the range established by the best comparables in this record. Therefore, based on this record and after a thorough analysis of the data contained in the entire 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Yehoshua Shlafrok, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085