



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

APPELLANT: Katherine Ozog
DOCKET NO.: 22-00271.001-R-1
PARCEL NO.: 16-04-208-003

The parties of record before the Property Tax Appeal Board are Katherine Ozog, 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: \$95,692
IMPR.: \$103,733
TOTAL: \$199,425

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 2022 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 1.5-story dwelling of brick exterior construction with 1,617 square feet of living area. The dwelling was built in 1959 with a reported effective age of 1971. The subject was remodeled in 1995. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 264 square foot garage. The property has an approximately 8,940 square foot site and is located in Lake Forest, Moraine 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 in subject's assessment neighborhood. The comparables have sites that range in size from 7,365 to 11,852 square feet of land area. The comparables are improved with 1.5-story, 1.75-story, or 2-story dwellings of wood siding, brick, or stone exterior construction ranging in size from 1,498 to 1,701 square feet

of living area. The homes range in age from 73 to 85 years old. The comparables each have a basement, three of which having finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 240 to 440 square feet of building area. The comparables sold from May 2020 to February 2021 for prices ranging from \$480,000 to \$575,000 or from \$288.07 to \$338.63 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$172,524 which reflects a market value of \$517,624 or \$320.11 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$199,425. The subject's assessment reflects a market value of \$598,335 or \$370.03 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

The board of review noted that three of the appellant's four comparables had 2020 sales occurring "approximately 15 and 20 months prior" to the subject's January 1, 2022 lien date while all of the board of review comparables sold within six month's of the subject's lien date. The board of review also provided a copy of a Multiple Listing Service datasheet for the subject's sale in August 2016 for a price of \$549,000 or \$339.52 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located in the subject's assessment neighborhood. The comparables have sites that range in size from 8,780 to 13,440 square feet of land area. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction ranging in size from 1,332 to 1,985 square feet of living area. The homes were built from 1947 to 1966. The comparables each have a basement, two with finished area. Two comparables each have central air conditioning. Each comparable has one fireplace and a garage ranging in size from 220 to 575 square feet of building area. The comparables sold from May 2021 to May 2022 for prices ranging from \$480,500 to \$880,000 or from \$360.74 to \$443.32 per square foot of living area, land landed. 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.

¹ Property Tax Appeal Board procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

As an initial matter, the Board gives little weight to the 2016 sale of the subject property which occurred over 5 years prior to the subject's January 1, 2022 assessment date at issue and is less likely to be indicative of market value as of that date.

The record contains seven suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #3, and #4 which have 2020 sale dates occurring less proximate in time to the January 1, 2022 assessment at issue than other sales in this record. The Board also gives less weight to board of review comparables #1 and #3 which are less similar to the subject in dwelling size than other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #2 and board of review comparable #2 which sold proximate in time to the subject's assessment date and are similar to the subject in location and design with varying degrees of similarity in other features. However, each comparable is an older, smaller home than the subject. Nevertheless, the properties sold in March 2021 and July 2021 for prices of \$480,000 and \$480,500 or for \$320.43 and \$360.74 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$598,335 or \$370.03 per square foot of living area, land included, which falls above the two best comparable sales in this record. However, considering the subject's newer age/effective age due to remodeling and larger dwelling size when compared to the two best comparables, the subject's higher estimated market value based on its assessment is logical. Based on this evidence and after considering the appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: March 26, 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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