



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

APPELLANT: Adam Fishman
DOCKET NO.: 22-00699.001-R-1
PARCEL NO.: 16-30-408-017

The parties of record before the Property Tax Appeal Board are Adam Fishman, 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: \$68,969
IMPR.: \$90,444
TOTAL: \$159,413

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-story dwelling of brick and wood siding exterior construction with 2,054 square feet of living area. The dwelling was constructed in 1958 and is approximately 64 years old. Features of the home include an unfinished basement, central air conditioning, and a garage containing 468 square feet of building area. The property has an approximately 13,950 square foot site and is located in Deerfield, 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 in the same assessment neighborhood as the subject and from .1 of a mile to 1.2 miles from the subject property. The comparables have sites ranging in size from 11,282 to 13,281 square feet of land area. The comparables are improved with 1-story dwellings of either brick or wood siding exterior construction that range in size from 2,047 to 2,510 square feet of living area that range in age from 55 to 64 years old. The appellant reported that three comparables each have an unfinished

basement and one comparable has a concrete slab foundation. Each comparable has central air conditioning and a garage ranging in size from 264 to 468 square feet of building area. One comparable has one fireplace. The comparables sold May to December 2021 for prices ranging from \$405,000 to \$465,000 or from \$185.26 to \$214.22 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 \$159,413. The subject's assessment reflects a market value of \$479,293 or \$233.35 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales. The comparables are located within .35 of a mile from the subject property with four of the comparables being located in the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 8,770 to 21,400 square feet of land area. The comparables are improved with 1-story dwellings of either brick or brick and wood siding exterior construction ranging in size from 1,555 to 2,223 square feet of living area that were each built in 1958, with comparable #4 having an effective age of 1977. Four comparables each have a basement, one with finished area and one comparables has a lower level. Each comparable has central air conditioning and a garage ranging in size from 253 to 714 square feet of building area, comparable #5 also has an additional garage with 440 square feet of building area. Three comparables each have one fireplace. The comparable sold from June 2021 to July 2022 for prices ranging from \$469,000 to \$525,000 or from \$236.17 to \$320.26 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 parties submitted a total of nine comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #2 as well as board of review comparables #2, #4 and #5 due to their substantial differences from the subject in dwelling size, finished basement, foundation style and/or additional garage.

The Board finds the best evidence of market value to be appellant's comparables #3 and #4 along with board of review's comparables #1 and #3. The Board finds that these comparables are more similar to the subject in location, design, age, dwelling size and some features. These comparables sold from May to November 2021 for prices ranging from \$440,000 to \$495,000 or from \$210.67 to \$262.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$479,293 or \$233.35 per square foot of living area, including land,

falls within the range of the best comparables in this record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds 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: _____

August 20, 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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COUNTY

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