



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

APPELLANT: Michael Kidd
DOCKET NO.: 22-00823.001-R-1
PARCEL NO.: 14-08-401-006

The parties of record before the Property Tax Appeal Board are Michael Kidd, 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: \$44,348
IMPR.: \$123,243
TOTAL: \$167,591

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 is improved with a 2-story dwelling of wood siding exterior construction with 2,632 square feet of living area. The dwelling was built in 1986 and is approximately 36 years old. Features of the home include an unfinished walkout basement, central air conditioning, two fireplaces, and a garage with 882 square feet of building area. The property has an approximately 131,451 square foot site¹ and is located in Hawthorn Woods, Ela 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 located in the same neighborhood code as the subject property and within 0.76 of a mile from the subject. The properties are improved with 2-story dwellings of brick or wood

¹ The best evidence of the subject's lot size was the property record card presented by the board of review.

siding exterior construction ranging in size from 2,560 to 3,224 square feet of living area. The homes range in age from 35 to 47 years old. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 495 to 747 square feet of building area. Comparable #3 has an inground swimming pool. These comparables have improvement assessments ranging from \$101,609 to \$131,174 or from \$37.33 to \$40.69 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$104,095 or \$39.55 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 \$167,591. The subject property has an improvement assessment of \$123,243 or \$46.82 per square foot of living area.

The board of review noted that two of the appellant's comparables were lower due to prior board of review reductions and two comparables were reported to be of a different house type than the subject.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same assessment neighborhood code as the subject property and within 0.47 of a mile from the subject. The properties are improved with 2-story dwellings of frame exterior construction ranging in size from 2,562 to 2,820 square feet of living area. The dwellings were built from 1986 to 1997 and thus would range in age from approximately 25 to 36 years old. The comparables each have an unfinished basement with two of these being a walkout. Each comparable has central air conditioning and a garage ranging in size from 768 to 1,004 square feet of building area. Two comparables each have one or two fireplaces. These comparables have improvement assessments ranging from \$124,678 to \$127,673 or from \$45.27 to \$48.93 per square foot of living area. Based on this 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 record contains seven equity comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables #1, #3, and #4 which are less similar to the subject in dwelling size than other comparables in this record.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are relatively similar to the subject in location, design, age, dwelling size, and most features. These comparables have improvement assessments ranging from \$101,609 to \$127,673

or from \$39.69 to \$48.93 per square foot of living area. The subject's improvement assessment of \$123,243 or \$46.82 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 when compared to 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: February 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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