



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Carole Klein-Alexander
DOCKET NO.: 22-00860.001-R-1
PARCEL NO.: 15-36-204-009

The parties of record before the Property Tax Appeal Board are Carole Klein-Alexander, 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: \$87,945
IMPR.: \$136,975
TOTAL: \$224,920

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 two-story dwelling of wood siding exterior construction with 2,922 square feet of living area. The dwelling was constructed in 1996 and is approximately 26 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 642 square foot garage. The property has an approximately 11,494 square foot site and is located in Riverwoods, Vernon 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 within 0.30 of a mile from the subject property. The comparables have sites that range in size from 9,583 to 12,479 square feet of land area that are improved with two-story dwellings of wood siding exterior construction ranging in size from 3,046 to 3,120 square feet of living area. The homes are 26 or 27 years old. Each comparable has a basement, with three having finished area. Three comparables each have

one or two fireplaces. Each dwelling has central air conditioning and an attached garage ranging in size from 464 to 673 square feet of building area. The properties sold from April 2020 to May 2022 for prices ranging from \$470,000 to \$649,900 or from \$154.30 to \$208.43 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$183,087 which reflects a market value of \$549,316 or \$187.99 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 \$224,920. The subject's assessment reflects a market value of \$676,248 or \$231.43 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 four comparable sales located within 0.09 of a mile from the subject property. The comparables have sites that range in size from 8,910 to 16,100 square feet of land area that are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,922 to 3,142 square feet of living area. The homes were built in 1996. Each comparable has a basement with three having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 398 to 673 square feet of building area. The properties sold from June 2021 to May 2022 for prices ranging from \$736,000 to \$833,000 or from \$234.25 to \$285.08 per square foot of living area, land included.

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 record contains eight comparable sales for the Board's consideration. The Board finds the best evidence of market value in the record to be the board of review comparables #1 and #2. These properties sold proximate in time to the subject's January 1 assessment date at issue and have dwellings that are identical or nearly identical to the subject in location design, age, dwelling size, and most features, except one comparable lacks a basement finish, unlike the subject that has a finished basement. These two comparables sold in June 2021 and May 2022 for prices of \$780,000 and \$833,000 or for \$266.94 and \$285.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$676,248 or \$231.43 per square foot of living area, including land, which falls below the two best comparable sales in this record. Less weight is given by the Board to the remaining comparables due to differences in their dwelling sizes and other features. Based on this record, and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its 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: _____

C E R T I F I C A T I O N

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:

April 16, 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

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

APPELLANT

Carole Klein-Alexander, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

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