



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

APPELLANT: Hal Brown
DOCKET NO.: 22-00872.001-R-1
PARCEL NO.: 15-36-301-008

The parties of record before the Property Tax Appeal Board are Hal Brown, 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: \$121,463
IMPR.: \$155,631
TOTAL: \$277,094

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 one-story dwelling of wood siding exterior construction with 4,190 square feet of living area. The dwelling was built in 1971 with an effective year built of 1974 and has a chronological age of 51 years old. Features of the home include a crawl space foundation, central air conditioning, one fireplace, an attached 1,013 square foot garage, and a pole building with 504 square feet of building area. The property has an approximately 104,490 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 that have the same assessment neighborhood code as the subject and are located from .7 of a mile to 3.4 miles from the subject property. These properties have sites ranging in size from 45,062 to 205,315 square feet of land area that are improved with one-story dwellings of brick exterior construction that range in size

from 3,132 to 4,684 square feet of living area. The homes are from 32 to 67 years old. Two comparables each have a crawl space foundation, and two comparables have basements, one of which has finished area. Each comparable has central air conditioning, one to three fireplaces and an attached garage ranging in size from 431 to 1,320 square feet of building area. Other improvements include comparable #1 has a cabin, comparable #3 has an additional detached garage, and comparable #4 has a tennis court, shed and wood frame building. The comparables sold from February 2020 to March 2022 for prices ranging from \$455,000 to \$855,000 or from \$135.49 to \$182.54 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$229,542 which reflects a market value of \$688,695 or \$164.37 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 \$277,094. The subject's assessment reflects a market value of \$833,115 or \$198.83 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 that have the same assessment neighborhood code as the subject and are located from .43 of a mile to 1.92 miles from the subject property. These properties have sites ranging in size from 43,560 to 225,890 square feet of land area that are improved with one-story dwellings of brick, wood siding or brick and wood siding exterior construction that range in size from 3,049 to 3,866 square feet of living area. The homes were built from 1952 to 1977 with comparable #4 having an effective age of 1964. One comparable has a partial basement with finished area, and three comparables have concrete slab foundations. Each comparable has central air conditioning, one or two fireplaces, and an attached or detached garage ranging in size from 550 to 598 square feet of building area. Other improvements include comparable #1 has an inground swimming pool. The comparables sold from May 2021 to July 2022 for prices ranging from \$725,000 to \$1,275,000 or from \$191.29 to \$329.79 per square foot of living area, including land.

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 Board finds neither party submitted comparables truly similar to the subject property due to significant differences in location, lot sizes, ages, dwelling sizes, foundation types, and/or other additional improvements including a cabin, tennis court, or swimming pool that are not features of the subject property. Nonetheless, the Board gives less weight to the appellant's comparables #1 and #4 that sold in 2020, which occurred less proximate in time to the subject's January 1,

2022 assessment date at issue than other comparables in this record. The Board finds the remaining comparables sold more proximate in time to the assessment date at issue, but have varying degrees of similarity when compared to the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the six remaining comparables sold for prices ranging from \$515,000 to \$1,275,000 or from \$164.43 and \$329.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$833,115 or \$198.83 which falls within the range established by these six comparables. Based on this record and after considering adjustments to the six remaining 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: _____

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:

May 21, 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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