



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

APPELLANT: Benjamin Dolnik  
DOCKET NO.: 22-00880.001-R-1  
PARCEL NO.: 15-31-107-001

The parties of record before the Property Tax Appeal Board are Benjamin Dolnik, 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:** \$49,073  
**IMPR.:** \$157,455  
**TOTAL:** \$206,528

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 brick exterior construction with 3,444 square feet of living area. The dwelling was built in 1988 and is approximately 34 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and a 960 square foot garage. The property has an approximately 89,298 square foot site and is located in Long Grove, Vernon 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 that have the same assessment neighborhood code as the subject property and are located within 0.20 of a mile from the subject. The comparables are improved with 2-story dwellings of Dryvit or wood siding exterior construction ranging in size from 3,112 to 4,287 square feet of living area. The dwellings are from 21 to 35 years old. The comparables each

have a basement with one having finished area and one being a walkout style. Each comparable has central air conditioning and a garage ranging in size from 484 to 936 square feet of building area. Three comparables each have one or two fireplaces. Comparable #2 has an inground swimming pool and a shed. The comparables have improvement assessments that range from \$124,235 to \$160,656 or from \$35.99 to \$39.92 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$128,977 or \$37.45 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 \$206,528. The subject property has an improvement assessment of \$157,455 or \$45.72 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located within 0.24 of a mile from the subject property. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 3,051 to 3,761 square feet of living area. The dwellings were built from 1986 to 2016 with comparable #5 having an effective age of 1987. The comparables each have a basement with three having finished area. Each comparable has central air conditioning and a garage ranging in size from 640 to 960 square feet of building area. Four comparables each have from one to three fireplaces. The comparables have improvement assessments that range from \$137,475 to \$187,312 or from \$44.23 to \$49.80 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 parties submitted nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 along with the board of review comparables #1, #2, #4 and #5 due to differences in in age, dwelling size and/or basement finish when compared to the subject that has an unfinished basement. The Board also gives less weight to the appellant's comparable #2 that has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and board of review comparable #3. These comparables are overall more similar to the subject in location, age, dwelling size, and have unfinished basement, like the subject. These two comparables have improvement assessments of \$124,235 and \$137,475 or \$39.92 and \$45.06 per square foot of living area. The subject's improvement assessment of \$157,455 or \$45.72 per square foot of living area falls above the two best comparables in the record which is logical

given the subject's larger dwelling size, additional fireplace, and larger garage size relative to these two comparables. Based on this record and after considering adjustments to the two best comparables for differences from 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:

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

Benjamin Dolnik, 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