



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

APPELLANT: Robert Schwartz
DOCKET NO.: 22-00907.001-R-1
PARCEL NO.: 15-28-416-005

The parties of record before the Property Tax Appeal Board are Robert Schwartz, 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: \$40,242
IMPR.: \$131,509
TOTAL: \$171,751

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 frame construction containing 2,584 square feet of living area. The dwelling was built in 1991 and is approximately 31 years old. Features of the home include a full unfinished basement, central air conditioning, one fireplace and an attached two-car garage with 441 square feet of building area. The property has a 9,585 square foot site located in Buffalo Grove, 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 improved with two-story dwellings with wood siding exteriors that range in size from 3,166 to 3,198 square feet of living area. The homes range in age from 30 to 32 years old. Each comparable has a full or partial basement with two having finished area, central air conditioning, and an attached garage ranging in size from 441 to 609 square feet of building area. Three comparables have one fireplace. These properties

have sites ranging in size from 9,631 to 12,906 square feet of land area. The comparables are located in the same neighborhood as the subject from approximately .04 to .15 of a mile from the subject property. The sales occurred from July 2020 to February 2022 for prices ranging from \$550,000 to \$575,000 or from \$171.98 to \$180.70 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$152,176.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,751. The subject's assessment reflects a market value of \$515,305 or \$199.42 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with two-story dwellings of frame construction that range in size from 2,584 to 2,820 square feet of living area. The homes were built from 1991 to 1993. Each comparable has a basement with finished area, central air conditioning, and an attached two-car garage with 441 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 10,000 to 13,182 square feet of land area. The comparables are located in the same neighborhood as the subject from approximately .16 to .24 of a mile from the subject property. The sales occurred from August 2021 to February 2022 for prices ranging from \$520,000 to \$625,000 or from \$201.24 to \$232.96 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 the best evidence of market value to be the board of review comparable sales as these comparables are improved with dwellings more similar to the subject dwelling in size than are the comparables submitted by the appellant. The board of review comparables are similar to the subject in location, style, age, and most features with the primary exception being each has finished basement area while the subject has an unfinished basement. These most similar comparables sold for prices ranging from \$520,000 to \$625,000 or from \$201.24 to \$232.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$515,305 or \$199.42 per square foot of living area, including land, which is below the range established by the best comparable sales in this record but justified after considering the differences in basement finish. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the assessment is not justified.

¹ Property Tax Appeal Board procedural rule section 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Illinois Department of Revenue (IDOR) will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the IDOR has not published figures for tax year 2022.

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: March 26, 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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