



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

APPELLANT: Paul Friedman
DOCKET NO.: 22-01039.001-R-1
PARCEL NO.: 15-07-301-009

The parties of record before the Property Tax Appeal Board are Paul Friedman, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$64,007
IMPR.: \$149,720
TOTAL: \$213,727

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 2-story dwelling of wood siding and brick exterior construction with 3,870 square feet of living area. The dwelling was built in 1989 and is approximately 33 years old. Features of the home include a walkout basement with finished area, central air conditioning, two fireplaces, two full and one half bathrooms, and a garage with 864 square feet of building area. The property has an approximately 87,120 square foot site and is located in Long 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 located in the same assessment neighborhood code as the subject property and within 0.44 of a mile from the subject. The properties have sites that range in size from 83,200 to 129,373 square feet of land area. The comparables are improved with 2-story dwellings of brick or wood siding exterior construction

ranging in size from 3,370 to 4,427 square feet of living area. The homes range in age from 31 to 36 years old. The comparables each have a partially finished basement with one being a walkout. Each comparable has central air conditioning, two to four full bathrooms, one or two half bathrooms, and a garage that ranges in size from 594 to 933 square feet of building area. Three comparables each have two or three fireplaces. The comparables sold from October 2020 to May 2022 for prices ranging from \$500,000 to \$649,000 or from \$137.35 to \$162.08 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$188,478 which reflects a market value of \$565,491 or \$146.12 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 \$213,727. The subject's assessment reflects a market value of \$641,245 or \$165.70 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same neighborhood code as the subject property and within 0.46 of a mile from the subject. The properties have sites that range in size from 45,300 to 154,640 square feet of land area. The comparables are improved with 2-story dwellings of brick, wood siding, or wood siding and brick exterior construction ranging in size from 3,466 to 4,437 square feet of living area. The dwellings were built from 1986 to 1992 and thus would range in age from approximately 30 to 36 years old. The comparables each have a basement with two of these having finished area and one these being a walkout. Each comparable has central air conditioning, one to three fireplaces, and a garage that ranges in size from 690 to 960 square feet of building area. Comparables #1 and #3 each have an inground swimming pool. The comparables sold from March 2021 to June 2022 for prices ranging from \$775,000 to \$1,100,000 or from \$211.40 to \$270.23 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 parties submitted a total of nine comparable sales to support their respective positions. The Board gives less weight to the appellant's comparables #1, #2, and #4 which differ from the subject in bathroom count and/or has a lot size significantly larger than the subject. The Board gives reduced weight to appellant comparable #3 which has a 2020 sale date occurring less proximate in time to the subject's assessment date than other comparables in this record. The Board also gives less weight to board of review comparables #1 and #3 which have inground swimming pools, which is not a feature of the subject, and/or a lot size significantly larger than the subject.

The Board finds the best evidence of market value to be the three remaining board of review comparables which sold proximate in time to the subject's assessment date. These comparables are relatively similar to the subject in location, design, age, dwelling size, and most features, except two of these comparables lack basement finish, a feature of the subject, suggesting upward adjustments would be required to make them more equivalent to the subject. Nevertheless, these properties sold in either April or June 2022 for prices ranging from \$775,000 to \$975,000 or from \$211.40 to \$270.23 per square foot of living area, land included. The subject's assessment reflects a market value of \$641,245 or \$165.70 per square foot of living area, land included, which falls below the range established by the best comparable sales in this record. Based on this record and after considering appropriate adjustments to the 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: _____

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: January 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

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