



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

APPELLANT: Matt Schwartz
DOCKET NO.: 22-01087.001-R-1
PARCEL NO.: 16-23-406-017

The parties of record before the Property Tax Appeal Board are Matt 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: \$116,472
IMPR.: \$319,148
TOTAL: \$435,620

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 two-story dwelling of wood siding and brick exterior construction containing 4,970 square feet of living area. The dwelling was constructed in 1990, with a chronological age of 32 years, but has an effective construction date of 2000. Features of the home include a full basement with finished area, central air conditioning, two fireplaces, 5½ bathrooms, and an attached garage with 759 square feet of building area. The property has a site with approximately 15,000 square feet of land area located in Highland Park, Moraine 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 or three-story dwellings of wood siding, brick, or Dryvit exterior construction that range in size from 3,784 to 5,107 square feet of living area. The homes range in age from 24 to 33 years old. Each

comparable has a full basement, one being a walk-out, with finished area. Each property also has central air conditioning, one or five fireplaces, and from 3½ to 6½ bathrooms. Three comparables have an attached garage ranging in size from 528 to 714 square feet of building area. The comparables have sites ranging in size from 3,027 to 17,654 square feet of land area. The properties have the same assessment neighborhood code as the subject and are located from approximately .33 to .57 of a mile from the subject. These properties sold from August 2020 to January 2022 for prices ranging from \$630,000 to \$1,075,000 or from \$165.18 to \$241.81 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$338,539.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$435,620. The subject's assessment reflects a market value of \$1,309,741 or \$263.53 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 five comparable sales improved with 1.75-story, 2-story, or 3-story homes of wood siding or brick exterior construction that range in size from 4,233 to 5,581 square feet of living area. The homes were built from 1997 to 2003. Each property has a full basement with finished area, central air conditioning, one or two fireplaces, 3½ to 6½ bathrooms, and an attached garage ranging in size from 616 to 888 square feet of building area. Comparable #2 also has an inground swimming pool. These properties have sites ranging in size from 18,970 to 33,500 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .18 to 1.09 miles from the subject property. The sales occurred from May 2020 to September 2022 for prices ranging from \$1,340,000 to \$2,300,000 or from \$272.47 to \$470.83 per square foot of living area, including land.

The board of review also submitted some comments from the township assessor asserting that in March 2019 a permit in the amount of \$120,000 was taken out to rehab the subject dwelling; appellant's comparable #1 has an inferior location across the street for railroad tracks and along a busy street; appellant's comparable #2 was on and off the market for four years and after the purchase a permit in the amount of \$215,000 was issued for interior alterations; and comparable #4 had been on and off the market for three years. As support for these comments the board of review submitted a copy of the subject's building permit, a copy of a photograph depicting the location of appellant's comparable #1 across from a parking lot and train tracks that serve METRA commuter service to Chicago, and a copy of the building permit for appellant's comparable #2.

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 parties submitted information on nine comparable sales to support their respective positions. The Board gives less weight to appellant's comparables #1 and #4 due to differences from the subject in dwelling size and the dates of sale are not as proximate in time to the assessment date as the best sales in the record. The Board gives less weight to appellant's comparable #2 due to differences from the subject property in land area and the fact that a building permit was issued after the purchase calling into question the condition of the home. The Board gives less weight to appellant's comparable sale #3 due to differences from the subject in dwelling style, being a three-story home, and the fact the property has no garage, unlike the subject property. The Board gives less weight to board of review comparable sale #3 due to differences from the subject dwelling in style, being a three-story dwelling, differences from the subject in land area, and the fact the sale occurred in May 2020, not as proximate in time to the assessment date as the best sales in this record. The Board finds the best evidence of market value to be board of review comparable sales #1, #2, #4 and #5, which are relatively similar to the subject property in land area, age/effective age, dwelling size, and features with the exception comparable #2 has an inground swimming pool, unlike the subject property, suggesting a downward adjustment to the comparable may be appropriate to make the property more equal to the subject for this feature. These four properties sold proximate in time to the assessment date at issue for prices ranging from \$1,340,000 to \$2,300,000 or from \$272.47 to \$470.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,309,741 or \$263.53 per square foot of living area, including land, which is below the range established by the best comparable sales in this record demonstrating the subject property is not overvalued. 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 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:

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

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

APPELLANT

Matt Schwartz, 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