



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

APPELLANT: Linda Ransom
DOCKET NO.: 22-01098.001-R-1
PARCEL NO.: 16-10-101-035

The parties of record before the Property Tax Appeal Board are Linda Ransom, 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: \$106,140
IMPR.: \$172,895
TOTAL: \$279,035

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 brick and wood siding exterior construction containing 3,072 square feet of living area. The dwelling was built in 1963 and is approximately 59 years old. Features of the home include a full basement that is partially finished, central air conditioning, two fireplaces, 2½ bathrooms, and an attached garage with 552 square feet of building area. The property has a site with approximately 46,000 square feet of land area located in Lake Forest, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction that range in size from 2,991 to 3,460 square feet of living area. The homes are either 55 or 56 years old. Each comparable has a full basement with finished area, central air conditioning, one or two fireplaces, 2½ to 4½ bathrooms,

and an attached garage ranging in size from 484 to 648 square feet of building area. These properties have sites ranging in size from 20,181 to 29,228 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .18 to .31 of a mile from the subject property. The sales occurred from June 2019 to August 2020 for prices ranging from \$607,500 to \$860,000 or from \$203.11 to \$262.41 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$243,746.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$279,035. The subject's assessment reflects a market value of \$838,951 or \$273.10 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 one-story or two-story dwellings of wood siding, brick, or brick and wood siding exterior construction that range in size from 2,292 to 3,175 square feet of living area. The homes were built from 1962 to 1967. Each comparable has a full or partial basement with two having finished area, central air conditioning, one or two fireplaces, 2½ bathrooms, and an attached garage ranging in size from 484 to 621 square feet of building area. The comparables have sites ranging in size from 20,000 to 22,630 square feet of land area and are located from approximately .27 to .74 of a mile from the subject property. The sales occurred from June 2021 to April 2022 for prices ranging from \$825,000 to \$1,175,000 or from \$304.11 to \$392.67 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 parties submitted information on eight comparable sales to support their respective positions. The Board gives less weight to the appellant's comparable sales as these properties did not sell as proximate in time to the assessment date as the best sales in this record. The Board gives little weight to board of review comparable sale #2 due to differences from the subject dwelling in style and size. The Board finds the best evidence of market value to be board of review comparable sales #1, #3, #4 and #5 as these properties sold most proximate in time to the assessment date. These properties are improved with dwellings that are similar to the subject in age, style, and most features. These four comparables have smaller sites than the subject which suggests upward adjustments to the comparables to make them more equal to the subject property in land area may be appropriate. The comparables sold for prices ranging from \$825,000 to \$1,175,000 or from \$304.11 to \$388.17 per square foot of living area, including land. The subject's assessment reflects a market value of \$838,951 or \$273.10 per square foot of living area, including land, which is within the overall price range but below the range on a per

square foot of living area basis as established by the best comparable sales in this record, supporting the conclusion the property is not overvalued. Based on this evidence the Board finds the assessment of the subject property 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

Linda Ransom, 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