



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

APPELLANT: Elliot Lieberman
DOCKET NO.: 22-01119.001-R-1
PARCEL NO.: 16-27-106-009

The parties of record before the Property Tax Appeal Board are Elliot Lieberman, 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: \$68,900
IMPR.: \$251,826
TOTAL: \$320,726

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 exterior construction that contains 3,605 square feet of living area. The dwelling was built in 2006 and is approximately 16 years old. Features of the home include a full basement with finished area, central air conditioning, three fireplaces, 4½ bathrooms, and an attached garage with 506 square feet of building area. The property has a 12,375 square foot site 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 dwellings of stucco or wood siding exterior construction that range in size from 2,672 to 3,592 square feet of living area. The homes range in age from 15 to 74 years old. Each comparable has a full basement with three having finished area, central air conditioning, 2½ to 4½ bathrooms, and an

attached or detached garage ranging in size from 420 to 609 square feet of building area. Three comparables have one, two or three fireplaces. These properties have sites ranging in size from 7,300 to 10,371 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .2 to .4 of a mile from the subject. The sales occurred from March 2020 to January 2021 for prices ranging from \$645,000 to \$864,500 or from \$188.65 to \$252.62 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$266,379.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$320,726. The subject's assessment reflects a market value of \$964,299 or \$267.49 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 four comparable sales improved with two-story dwellings of brick, wood siding, or vinyl siding and brick exterior construction that range in size from 2,830 to 4,052 square feet of living area. The homes were built from 2001 to 2008. Each comparable has a full basement with three having finished area, central air conditioning, 2½ to 4½ bathrooms, and an attached garage ranging in size from 420 to 832 square feet of building area. Three comparables have one or two fireplaces. These properties have sites ranging in size from 9,720 to 14,600 square feet of land area. The comparables are located from approximately .11 to .51 of a mile from the subject and comparable #4 has the same assessment neighborhood code as the subject. The sales occurred from October 2020 to June 2022 for prices ranging from \$807,500 to \$1,279,000 or from \$265.40 to \$437.71 per square foot of living area, including land.

The board of review submitted a copy of the appellant's comparable grid analysis with comments that comparable #1 was an older foreclosure sale; comparable #2 was an older sale and the property has no basement; and comparable #4 was an older sale of an older home that resold for \$850,000 or \$318.11 per square foot of living area, including land. The board of review submitted a copy of the Multiple Listing Service (MLS) listing sheet for appellant's comparable #1 indicating the property was bank owned, however, the property was marketed for 162 days. The board also submitted a copy of the MLS listing sheet associated with the July 2023 sale of appellant's comparable #4 for a price of \$850,000. The MLS listing indicated appellant's comparable #4 was built in 2015 and was not 74 years old as stated by the appellant on the grid analysis.

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 most weight to appellant's comparable sale #3 and board of review comparable sales #1, #2 and #4 as these properties sold in 2021 and 2022, more proximate in time to the assessment date at issue than the remaining comparables in this record. These properties have varying degrees of similarity to the subject property and range in size from 2,830 to 3,592 square feet of living area. The sales occurred from January 2021 to June 2022 for prices ranging from \$807,500 to \$1,279,000 or from \$252.62 to \$437.71 per square foot of living area, including land. The best overall comparable sale that sold most proximate in time to the assessment date is board of review sale number #1; however, this home is approximately 5% smaller than the subject dwelling, has two fewer full bathrooms than the subject, and has two fewer fireplaces than the subject indicating upward adjustments to this comparable would be appropriate to make the property more equivalent to the subject. Conversely, board of review comparable #1 has a larger garage than the subject suggesting a downward adjustment would be appropriate to the comparable to make it more equal to the subject for this feature. This property sold for a price of \$905,000 or \$265.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$964,299 or \$267.49 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported by the overall best sale after considering the suggested adjustments. 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

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