



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

APPELLANT: Mark Stolzenburg
DOCKET NO.: 22-01951.001-R-1
PARCEL NO.: 12-21-107-044

The parties of record before the Property Tax Appeal Board are Mark Stolzenburg, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods, 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: \$89,751
IMPR.: \$182,296
TOTAL: \$272,047

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 containing 2,786 square feet of living area. The dwelling was built in 1995. Features of the home include a full basement partially finished with a 578 square foot recreation room,¹ central air conditioning, one fireplace, and an attached garage with 575 square feet of building area. The property has a 9,830 square foot site in Lake Bluff, Shields 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 that range in size from 2,518 to 3,248 square feet of living area. The homes were built from 1965 to 1993 with the oldest home having an effective construction date of 1986. Each

¹ The board of review submitted a copy of the subject's property record card describing the home as having a full basement with 578 square feet of recreation room area, which was not refuted by the appellant in rebuttal.

comparable has a basement, central air conditioning, one fireplace, and a garage ranging in size from 420 to 462 square feet of building area. The comparables have sites ranging in size from 7,850 to 9,871 square feet of land area. These properties have the same assessment neighborhood code as the subject and are located from .26 to .48 of a mile from the subject property. The sales occurred from January to July 2020 for prices ranging from \$710,000 to \$825,000 or from \$218.60 to \$293.49 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$233,072.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$272,047. The subject's assessment reflects a market value of \$816,223 or \$292.97 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with 1.5-story or 2-story dwellings that range in size from 2,442 to 2,997 square feet of living area. The homes were built from 1970 to 1998. Each comparable has a basement partially finished with a recreation room, central air conditioning, one or two fireplaces, and an attached or detached garage ranging in size from 441 to 870 square feet of building area. The comparables have sites ranging in size from 6,250 to 10,050 square feet of land area. These properties have the same assessment neighborhood code as the subject and are located from .03 to .59 of a mile from the subject property. The sales occurred from March to September 2021 for prices ranging from \$795,000 to \$1,050,000 or from \$311.03 to \$409.32 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 comparable sales submitted by the board of review as these comparables sold more proximate in time to the January 1, 2022, assessment date at issue than did the comparable sales provided by the appellant. The board of review comparables are similar to the subject in location, age, size and most features. These comparables sold for prices ranging from \$795,000 to \$1,050,000 or from \$311.03 to \$409.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$816,223 or \$292.97 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. Based on this evidence the Board finds the assessment of

² 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.

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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:

February 20, 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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