



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

APPELLANT: Victoria Heinze
DOCKET NO.: 23-00431.001-R-1
PARCEL NO.: 16-10-414-003

The parties of record before the Property Tax Appeal Board are Victoria Heinze, 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: \$35,492
IMPR.: \$177,157
TOTAL: \$212,649

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 2023 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 1.5-story dwelling of brick exterior construction with 2,563 square feet of living area. The dwelling was constructed in 1895, is approximately 128 years old, and has an effective age of 1995.¹ Features of the home include a basement with finished area, central air conditioning, a fireplace, and a garage containing 575 square feet of building area. The property has a 5,770 square foot site and is located in Highwood, 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 located from 1 mile to 1.04 miles from the subject and in the City of Highland Park. The comparables consist of 1.75-story or 2-story

¹ Additional details were drawn from the subject's property record submitted by the board of review, which was not refuted by the appellant in rebuttal, and which notes the subject was "fully gutted and rebuilt in 2001."

dwelling of wood siding, brick, or stucco exterior construction ranging in size from 1,960 to 3,835 square feet of living area. The homes are 69 to 103 years old. Each dwelling has central air conditioning, a basement with three having finished area, and a garage ranging in size from 240 to 598 square feet of building area. Two comparables each have two or three fireplaces. The parcels range in size from 7,490 to 10,230 square feet of land area. The comparables sold from July 2021 to September 2022 for prices ranging from \$465,000 to \$869,800 or from \$222.36 to \$239.46 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$197,750, for an estimated market value of \$593,309 or \$231.49 per square foot of living area, including land, 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 \$212,649. The subject's assessment reflects a market value of \$638,011 or \$248.93 per square foot of living area, land included, when applying 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 located within .33 of a mile of the subject, two of which are in the subject's assessment neighborhood. The comparables consist of 1-story, 1.75-story, or 2-story dwellings of brick exterior construction ranging in size from 2,490 to 3,319 square feet of living area. The dwellings are 23 to 133 years old. Each dwelling has central air conditioning, a fireplace, an unfinished basement, and a garage ranging in size from 404 to 1,049 square feet of building area. The parcels range in size from 4,842 to 9,583 square feet of land area. The comparables sold from April 2021 to May 2023 for prices ranging from \$650,000 to \$850,000 or from \$242.41 to \$262.19 per square foot of living area, including land.

The board of review also submitted a grid of the appellant's comparables and a map of both parties' comparables, noting the appellant's comparables are located approximately one mile from the subject and in another municipality. The board of review also noted that the subject and the board of review's comparables are all located in the "redeveloped historic" Fort Sheridan neighborhood.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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.

² Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables, which differ from the subject in location, two of which sold in 2021, less proximate to the January 1, 2023 assessment date at issue. The Board also gives reduced weight to board of review comparables #2 and #3, which sold more remote in time to the assessment date at issue in this appeal.

The Board finds the best evidence of market value to be board of review comparable sales #1 and #4, which sold proximate to the assessment date at issue, bracket the subject in age/effective age, and are located in the same historic neighborhood as the subject. These most similar comparables sold in June 2022 and May 2023 for prices of \$650,000 and \$850,000 or for \$256.10 and \$261.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$638,011 or \$248.93 per square foot of living area, including land, which is below the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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: _____

August 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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COUNTY

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