



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

APPELLANT: Keith Giles  
DOCKET NO.: 23-00478.001-R-1  
PARCEL NO.: 16-28-206-018

The parties of record before the Property Tax Appeal Board are Keith Giles, 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:** \$128,006  
**IMPR.:** \$220,121  
**TOTAL:** \$348,127

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 part 1-story and part 2-story dwelling<sup>1</sup> of brick exterior construction with 3,307 square feet of living area. The dwelling was constructed in 1998 and is approximately 25 years old. Features of the home include a basement, a lower level, central air conditioning, two fireplaces, a 575 square foot garage, and a tennis court. The property has an approximately 76,610 square foot site and is located in Highland Park, West Deerfield Township, Lake County.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same assessment neighborhood code as the subject. The

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<sup>1</sup> The Board finds the best description of the subject's design is found in its property record card presented by the board of review, which contains a sketch of the subject home and was not refuted by the appellant.

comparables are improved with 1.5-story or 2-story homes of brick or wood siding exterior construction ranging in size from 2,730 to 4,636 square feet of living area. The dwellings range in age from 44 to 63 years old. Each home has a basement, two of which have finished area, central air conditioning, one or three fireplaces, and a garage ranging in size from 440 to 750 square feet of building area. Comparable #3 has a tennis court. The comparables have improvement assessments ranging from \$144,512 to \$262,100 or from \$46.71 to \$56.54 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$168,781.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$348,127. The subject property has an improvement assessment of \$220,121 or \$66.56 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject. Comparable #3 is the same property as the appellant's comparable #4. The comparables are improved with 2-story homes of brick and wood siding exterior construction ranging in size from 4636 to 7,333 square feet of living area. The dwellings range in age from 18 to 44 years old. Each home has a basement, two of which have finished area, one to four fireplaces, and a garage ranging in size from 748 to 1,293 square feet of building area. Three homes were reported to have central air conditioning. Comparables #2 and #4 each have an inground swimming pool. The comparables have improvement assessments ranging from \$262,100 to \$559,727 or from \$52.00 to \$88.83 per square foot of living area.

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

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of seven equity comparables, with one common comparable, for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #4 and the board of review's comparables due to substantial differences from the subject in dwelling size, basement finish, garage size, and/or inground swimming pool amenity.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3, which are more similar to the subject in dwelling size, location, and features, but are significantly older homes than the subject, suggesting upward adjustments to these comparables

would be needed to make them more equivalent to the subject. These comparables have improvement assessments of \$144,512 and \$153,727 or \$52.93 and \$46.71 per square foot of living area, respectively. The subject's improvement assessment of \$220,121 or \$66.56 per square foot of living area falls above the best two comparables in this record but appears to be justified after considering appropriate adjustments to the best comparables for differences from the subject, such as their older ages. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: \_\_\_\_\_

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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