



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

APPELLANT: Ward and Wendy Ross
DOCKET NO.: 23-01735.001-R-1
PARCEL NO.: 16-09-108-022

The parties of record before the Property Tax Appeal Board are Ward and Wendy Ross, the appellants, by attorney Kyle Gordon Kamego 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: \$71,944
IMPR.: \$129,835
TOTAL: \$201,779

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 two-story dwelling of brick exterior construction with 2,322 square feet of living area.¹ The dwelling was constructed in 1965 and is approximately 58 years old. Features of the home include a basement with finished area, two fireplaces and a 528 square foot garage. The property has an approximately 12,750 square foot site and is located in Lake Forest, West Deerfield Township, Lake County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable properties that have the same assessment neighborhood code as the subject and are located within .28 of a mile from the subject property.

¹ The Board finds the best description of the subject is found in the subject's property record card provided by the board of review. The property record card revealed the subject dwelling has 729 square feet of basement finish, which was not refuted by the appellants.

The comparables have sites that range in size from 12,750 to 14,030 square feet of land area. The comparables are improved with two-story dwellings of frame or brick exterior construction ranging in size from 2,200 to 2,842 square feet of living area. The dwellings were built from 1967 to 1976. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 440 to 575 square feet of building area. The comparables sold from May 2022 to January 2023 for prices ranging from \$530,000 to \$629,000 or from \$207.68 to \$250.00 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$178,861, which would reflect a market value of \$536,637 or \$231.11 per square foot of living area, including land, when using 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 \$201,779. The subject's assessment reflects a market value of \$605,398 or \$260.72 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 three comparable properties that have the same assessment neighborhood code as the subject and are located within .32 of a mile from the subject property. The comparables have sites that range in size from 12,750 to 20,040 square feet of land area. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,452 to 2,537 square feet of living area. The dwellings are from 47 to 58 years old. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, a fireplace and a garage ranging in size from 441 to 616 square feet of building area. The comparables sold from March to October 2023 for prices ranging from \$645,000 to \$1,005,000 or from \$257.79 to \$409.87 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparable #2 due to its larger dwelling size when compared to the subject. The Board has given reduced weight to board of review comparable #1, which appears to be an outlier due to its substantially higher sale price of \$1,005,000 or \$409.87 per square foot of living area, including land when compared to the other sales in the record. The

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 Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

Board has also given reduced weight to board of review comparable #2 due to its considerably larger site size when compared to the subject.

The Board finds the best evidence of market value to be the appellants' comparables #1, #3 and #4, along with board of review comparable #3, which are similar to the subject in location, site size, dwelling size, age and some features. However, the Board finds all four comparables have less basement finish and a fewer number of fireplaces, when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from May 2022 to July 2023 for prices ranging from \$530,000 to \$645,000 or from \$207.68 to \$257.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$605,398 or \$260.72 per square foot of living area, including land, which falls within the range established by the best comparables in the record in terms of overall value but somewhat above the range on a price per square foot basis, which appears to be logical given the subject's superior features. Based on this record and after considering adjustments to the best comparables for differences from 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: _____

November 19, 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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