



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

APPELLANT: 4 TYM2 LLC Loop Norh Series  
DOCKET NO.: 23-02114.001-R-1  
PARCEL NO.: 16-27-113-006

The parties of record before the Property Tax Appeal Board are 4 TYM2 LLC Loop Norh Series, the appellant, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman in Chicago; 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:** \$42,101  
**IMPR.:** \$70,520  
**TOTAL:** \$112,621

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 tri-level dwelling of brick exterior construction with 1,212 square feet of living area. The dwelling was built in 1953 but has a 1974 effective age. Features of the home include a finished lower level and central air conditioning. The property has a 7,300 square foot site and is 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 three comparable sales located within .17 of a mile from the subject. The comparables have sites with 7,300 or 9,000 square feet of land area that are improved with tri-level dwellings of wood siding and brick, brick and wood siding or vinyl and brick exterior construction ranging in size from 1,461 to 1,716 square feet of living area. The dwellings were built in 1952 or 1953 but have effective ages ranging from 1955 to 1957. Each comparable has a finished lower level, two comparables have central air conditioning and one

comparable has a fireplace. The comparables sold from February to November 2022 for prices ranging from \$290,000 to \$320,000 or from \$169.39 to \$219.03 per square foot of living area, including land. The appellant included a brief critiquing the comparables. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$112,621. The subject's assessment reflects a market value of \$337,897 or \$278.79 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .25 of a mile from the subject. The comparables have sites with 7,300 or 7,722 square feet of land area that are improved with are described as split-level dwellings of brick exterior construction ranging in size from 1,109 to 1,475 square feet of living area. The dwellings were built in 1953 or 1955. Each comparable has a finished lower level and central air conditioning. One comparable has a fireplace. The comparables sold from June 2022 to August 2023 for prices ranging from \$351,000 to \$389,000 or from \$263.73 to \$345.95 per square foot of living area, including land. The board of review submitted Multiple Listing Service (MLS) information regarding the subject's 2021 sale for \$323,000 and noted the subject was rehabbed in 2016. The board of review included information from the City of Highland Park regarding building permits for the subject in 2015. 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.

The parties submitted a total of seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2, due to their considerably larger dwelling sizes when compared to the subject. The Board finds the parties' remaining comparable sales have varying degrees of similarity and sold for prices ranging from \$320,000 to \$389,000 or from \$219.03 to \$345.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$337,897 or \$278.79 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not warranted.

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<sup>1</sup> 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.

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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COUNTY

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