



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

APPELLANT: Cumulus LLC
DOCKET NO.: 23-02181.001-R-1
PARCEL NO.: 16-36-308-094

The parties of record before the Property Tax Appeal Board are Cumulus LLC, the appellant, by attorney Glenn Guttman, 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: \$61,439
IMPR.: \$257,050
TOTAL: \$318,489

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 2-story dwelling of brick and vinyl siding exterior construction with 3,126 square feet of living area. The dwelling was constructed in 2002 and is approximately 21 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a garage containing 580 square feet of building area. The parcel has an approximately 11,220 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 in the same assessment neighborhood code as the subject and from .02 to .76 of a mile from the subject property. The comparables have sites that range in size from 10,880 to 14,930 square feet of land area. The appellant reported the comparables are improved with 2-story dwellings of brick or brick and vinyl siding exterior construction that range in size from 3,133 to 3,345 square feet of living area. The dwellings were built from 1984 to 2007. The comparables each have a basement with

finished area, central air conditioning, one or two fireplaces, and a garage containing either 441 or 552 square feet of building area. The comparables sold from March 2021 to November 2022 for prices ranging from \$726,500 to \$835,000 or from \$217.19 to \$266.52 per square foot of living area, including land. 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 \$318,489. The subject's assessment reflects a market value of \$958,438 or \$306.60 per square foot of living area, land included, when using the 2023 three-year average median level of assessment for Lake County of 33.23% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales with three comparables being located in the same assessment neighborhood code as the subject and from .21 to .48 of a mile from the subject property. The comparables have sites ranging from 3,050 to 13,229 square feet of land area. The board of review reported the comparables are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 2,472 to 3,448 square feet of living area. The dwellings range in age from 1 to 57 years old. Each comparable has a basement, three with finished area, central air conditioning, and a garage ranging in size from 420 or 552 square feet of building area. Three comparables each have one fireplace. The comparables sold from October 2021 to February 2023 for prices ranging from \$1,015,000 to \$1,160,000 or from \$317.98 to \$410.60 per square foot of living area, including land, respectively. 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 record contains seven suggested comparable sales for the Board's consideration. The Board has given less weight to appellant's comparable #3 as well as board of review comparables #1, #2 and #4, due to their dissimilar ages when compared to the subject.

The Board finds the best evidence of market value to be the of appellant's comparables #1 and #2 along with review comparable #3. The Board finds that these three comparables are relatively similar to the subject in location, design, dwelling size, age, and some features. These three comparables sold from March to October 2021 for prices ranging from \$726,500 to \$1,100,000 or from \$217.19 to \$322.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$958,438 or \$306.60 per square foot of living area, including land, which falls within the range of the three best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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: _____

April 15, 2025



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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APPELLANT

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COUNTY

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