



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

APPELLANT: Robert Morrison
DOCKET NO.: 24-02635.001-R-3
PARCEL NO.: 12-28-404-011

The parties of record before the Property Tax Appeal Board are Robert Morrison, 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 **A Reduction** 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: \$357,776
IMPR.: \$272,161
TOTAL: \$629,937

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 2024 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 stone exterior construction with 7,292 square feet of living area. The dwelling was constructed in 2006 and is 18 years old. Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 1,252 square foot garage. The property has an approximately 1.23 acre or 53,831 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,890,000 as of January 1, 2024. The appraisal was prepared for a tax appeal by Charles Schwartz, following an interior and exterior inspection of the property.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach by examining four comparable sales located from .5 of a mile to 2.5 miles from the subject. The comparables are improved with two-story or three-story dwellings ranging in size from 8,029 to 8,896 square feet of living area.¹ The dwellings range in age from 18 to 49 years old. Each comparable has central air conditioning, two to five fireplaces, a basement with three having finished area, and a three-car or four-car garage. Two comparables each have an inground swimming pool, one of which also features a sports court. The parcels range from 1.67 to 1.87 acres of land area. The sales occurred from September 2023 to April 2024 for prices ranging from \$1,950,000 to \$2,200,000 or from \$224.82 to \$271.71 per square foot of living area, including land. The appraiser adjusted comparable #2 for financing concessions. Adjustments were then applied for differences between the comparables and the subject property for site size, dwelling size, bathroom count, and other features to arrive at adjusted prices ranging from \$1,855,400 to \$2,194,700. The appraiser gave most weight to comparables #1 and #2 in arriving at a market value of \$1,890,000 or \$259.19 per square foot of living area, including land, as of January 1, 2024.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,093,780. The subject's assessment reflects a market value of \$3,281,668 or \$450.04 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 sales located within the subject's assessment neighborhood. The comparables consist of two-story dwellings of frame exterior construction ranging in size from 5,751 to 6,997 square feet of living area. The dwellings were built from 2006 to 2016. Each dwelling has central air conditioning and a basement. Two comparables are reported to each have a garage containing either 968 or 1,628 square feet of building area. The parcels range in size from 42,253 to 55,757 square feet of land area. The comparables sold from January to September 2022 for prices ranging from \$2,200,000 to \$5,000,000 or from \$382.54 to \$842.89 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 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 met this burden of proof and a reduction in the subject's assessment is warranted.

¹ The appraisal included listing sheets for the comparables. The listing sheet for comparable #1 describes the dwelling as three stories and notes a "finished third level." Additional features of the comparables not listed in the appraisal were drawn from the listing sheets.

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 2024.

The appellant submitted an appraisal and the board of review presented three comparable sales for the Board's consideration. The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$1,890,000 or \$259.19 per square foot of living area, including land, as of January 1, 2024. The appraisal was completed using comparable properties similar to the subject which sold between September 2023 and April 2024, and contained appropriate adjustments to the comparable properties, which further advances the credibility of the report. The subject's assessment reflects a market value above the appraised value. The Board gave less weight to the comparables presented by the board of review, each of which sold in 2022, less likely to be indicative of market value as of the assessment date at issue. Based on the evidence in this record, the Board finds a reduction in the subject's assessment is 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:

April 21, 2026



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Robert Morrison, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085