FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Scott Burkhalter
DOCKET NO.: 25-01078.001-R-1
PARCEL NO.: 10-34-302-023

The parties of record before the Property Tax Appeal Board are Scott Burkhalter, 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:	$38,269
IMPR.:	$268,400
TOTAL:	$306,669

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 2025 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 and stone exterior construction with 4,400 square feet of living area. The dwelling was constructed in 2015 and is approximately 10 years old. Features of the home include a basement, central air conditioning, 3½ bathrooms, a fireplace and a garage with 1,156 square feet of building area. The property has an approximately 40,999 square foot site and is located in Hawthorn Woods, Fremont Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within .20 of a mile from the subject property. The comparables are improved with two-story dwellings of stone and brick or brick exterior construction ranging in size from 4,467 to

4,628 square feet of living area. The dwellings are from 14 to 18 years old. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, either 3½, 4 or 4½ bathrooms, one or two fireplaces and a garage ranging in size from 667 to 881 square feet of building area. Comparable #4 has an inground swimming pool. The comparables have improvement assessments that range from $254,429 to $275,522 or from $56.96 to $59.83 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to $257,906 or $58.62 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $321,148. The subject has an improvement assessment of $282,879 or $64.29 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 that have the same assessment neighborhood code as the subject and are located within .26 of a mile from the subject property. The comparables are improved with two-story dwellings of stone or brick exterior construction ranging in size from 3,886 to 4,424 square feet of living area. The homes range in age from 10 to 17 years old. Each comparable has a basement, central air conditioning, either 3½, 4 or 4½ bathrooms, one fireplace and a garage ranging in size from 839 to 1,030 square feet of building area. The comparables have improvement assessments that range from $229,738 to $277,990 or from $59.12 to $64.29 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #4 which have basement finish or an inground swimming pool, which are not features of the subject. The Board has given reduced weight to board of review comparable #1 due to its substantially smaller dwelling size, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3, along with board of review comparables #2, #3 and #4, which are similar to the subject in location, dwelling size, design, age and some features. These five comparables have improvement assessments ranging from $258,010 to $277,990 or from $58.16 to $64.29 per square foot of living area. The subject's improvement assessment of $282,879 or $64.29 per square foot of living area falls above the range established by the best comparables in this record

in terms of total improvement assessment and at the upper end of the range on a per square foot of living area basis. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject’s improvement assessment is excessive. Based on this record, the Board finds a 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:

C E R T I F I C A T I O N

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 17, 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 9-215 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

Scott Burkhalter, 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