



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

APPELLANT: Courtney Hollowell
DOCKET NO.: 21-00427.001-R-1
PARCEL NO.: 16-24-308-006

The parties of record before the Property Tax Appeal Board are Courtney Hollowell, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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 **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: \$120,983
IMPR.: \$150,000
TOTAL: \$270,983

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 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Preliminary Matter

The parties appeared via WebEx for a virtual hearing on October 17, 2022, before the Property Tax Appeal Board concerning 28 residential appeals located in Lake County which were filed by the law firm of Robert H. Rosenfeld and Associates, LLC. Appearing on behalf of the appellant was attorney Kyle Kamego from the law firm and appearing on behalf of the Lake County Board of Review was Jack Perry, Mass Appraisal Specialist for the Lake County Chief County Assessor and Lake County Board of Review. Neither party objected to the matter being conducted via a virtual hearing format.

Prior to the commencement of the appellant's case-in-chief and upon questioning by the Administrative Law Judge (ALJ), Attorney Kamego contended that each individual taxpayer/appellant had verbally requested that a hearing be held on the appeals. Counsel acknowledged that he would not be presenting any valuation witness for testimony. Instead,

Attorney Kamego would be reading the evidence into the record and also reported that either he or another attorney from the law firm had personally selected the comparable properties which were presented along with gathering any supporting evidence on behalf of the appellant. When questioned by the ALJ concerning counsel's qualifications in the field of real estate assessment and/or valuation in the selection of properties, Kamego responded that he is a licensed attorney, but has no qualifications within the field of real estate valuation. Attorney Kamego further explained that the law firm's fee was "100% contingent" on a favorable outcome or decision being issued by the Property Tax Appeal Board and, upon further questioning by the ALJ, opined that this circumstance "did not necessarily" impair his or the law firm's ability to select properties which were truly comparable to the subject.

The Board takes notice of its procedural rules providing specifically in Section 1910.70(f):

An attorney shall avoid appearing before the Board on behalf of his or her client in the capacity of both an advocate and a witness. When an attorney is a witness for the client, except as to merely formal matters, the attorney should leave the hearing of the appeal to other counsel. Except when essential to the ends of justice, an attorney shall avoid testifying before the Board on behalf of a client. (86 Ill.Admin.Code §1910.70(f)).

Therefore, while counsel did not seek to testify before the Board, he also necessarily merely argued the merits of the appeal and reiterated data that was contained within the appeal petition without the ability to testify or answer any detailed questions about the evidence.

Findings of Fact

The subject property consists of a 2-story dwelling of stucco exterior construction with 4,220 square feet of living area. The dwelling was constructed in 1923 and is approximately 98 years old. Features of the home include a basement with 1,496 square feet of finished area,¹ central air conditioning, two fireplaces and a 592 square foot garage. The property has an approximately 22,360 square foot site and is located in Highland Park, Moraine 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 located in the same assessment neighborhood code as the subject. The comparables are improved with 1.5 or 2-story dwellings of stucco, brick or wood siding exterior construction that range in size from 4,258 to 4,909 square feet of living area. The homes range in age from 20 to 94 years old. Three comparables have a basement, with one having finished area, while one comparable has a crawl space foundation. Each home has central air conditioning, one to three fireplaces and a garage ranging in size from 399 to 817 square feet of building area. The comparables have improvement assessments that range from \$126,403 to \$171,114 or from \$29.69 to \$35.89 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$140,842 or \$33.37 per square foot of living area.

¹ The Board finds the best description of the subject's was reported in the subject's property record card, submitted by the board of review, which Mr. Kamego agreed to be most correct.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$303,418. The subject property has an improvement assessment of \$182,435 or \$43.23 per square foot of living area. Mr. Perry testified that he had been licensed in the State of Illinois as a real estate appraiser since 2015 and has been an employee of the Lake County Chief County Assessment Office and Board of Review of for the past 3½ years. The Board accepted Mr. Perry as an expert witness in the field of real estate valuation without objection.

In support of its contention of the correct assessment, the board of review submitted information on five equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story dwellings of stone, wood siding or brick and wood siding exterior construction that range in size from 4,047 to 4,415 square feet of living area. The homes were built from 1924 to 1937 and have effective ages ranging from 1925 to 1970. Each comparable has a basement, four with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 420 to 500 square feet of building area. Comparable #2 has an inground swimming pool. The comparables have improvement assessments that range from \$126,697 to \$186,091 or from \$31.31 to \$44.86 per square foot of living area.

With respect to the appellant's evidence, Mr. Perry noted comparables #1 and #3 lack finished basement area while comparable #2 has a crawl space foundation when compared to the subject, which was not refuted by the appellant's attorney. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In response to the board of review's evidence, Mr. Kamego noted that four of the five comparables submitted have a lower improvement assessment than the subject property.

When asked to respond to Mr. Kamego's assertion, Mr. Perry contended that sufficient differences existed between the subject and comparables, especially with respect to bathroom count, basement square footage and garage sizes that there was not clear and convincing evidence to support a reduction to the subject's improvement assessment.

Conclusion of Law

The appellant 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 parties submitted nine equity comparables for the Board's consideration. The Board gives little weight to comparables #2, #3 and #4 submitted by the appellant as the Board finds each of

these dwellings is significantly newer in age, has a crawl space foundation and/or is less similar in dwelling size when compared to the subject property.

The Board gives less weight to the board of review's comparables #2 and #4 which have substantially newer effective ages when compared to the subject and/or feature an inground swimming pool which the subject property lacks. The Board finds the best evidence of assessment equity to be the appellant's comparable #1 along with comparables #1, #3 and #4 submitted by the board of review which are more similar to the subject in location, age, effective age, design, dwelling size and other features, although two of these four best comparables lack finished basement area like the subject. These comparables have improvement assessments ranging from \$126,403 to \$152,585 or from \$29.69 to \$35.10 per square foot of living area. The subject's improvement assessment of \$182,435 or \$43.23 per square foot of living area falls above the range established by the most similar comparables contained in this record. After considering appropriate adjustments to the best comparables for differences from the subject, 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: _____

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 22, 2022



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

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