



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

APPELLANT: Quentin Brown
DOCKET NO.: 21-02059.001-R-1
PARCEL NO.: 16-29-412-005

The parties of record before the Property Tax Appeal Board are Quentin Brown, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, and the Lake County Board of Review.¹

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: \$49,935
IMPR.: \$83,893
TOTAL: \$133,828

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.

Findings of Fact

The subject property consists of a one-story dwelling of brick exterior construction with 1,889 square feet of living area. The dwelling was constructed in 1962 and is 59 years old. Features of the home include an unfinished basement, central air conditioning and a detached garage with 528 square feet of building area. The property has a site that contains approximately 10,080 square feet of land area and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within .43 miles from the subject property. The comparables are described as one-story dwellings of wood siding or brick exterior construction ranging in size from 1,365 to 1,918 square feet of living area. The homes

¹ The parties agreed to forgo the scheduled virtual hearing on this case and have the Board issue a decision based on the evidence in the record.

are 64 to 68 years old. The comparables have basements with one having finished area. Each comparable has central air conditioning and an attached or a detached garage ranging in size from 528 to 676 square feet of building area. One comparable has fireplace. The comparables sold from November 2019 to November 2020 for prices ranging from \$250,000 to \$335,000 or from \$155.83 to \$199.64 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 \$133,828. The subject's assessment reflects a market value of \$401,524 or \$212.56 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within .90 miles from the subject property. Three comparables have sites ranging in size from 9,150 to 18,000 square feet of land area. The comparables are improved with one-story dwellings of brick exterior construction ranging in size from 1,694 to 1,768 square feet of living area. The dwellings were built from 1947 to 1958. Two comparables have basements, two of which have a recreation room. Two comparables each have a crawl space or a slab foundation. Each comparable has central air conditioning and an attached garage that ranges in size from 484 to 573 square feet of building area. The properties sold from September 2020 to October 2021 for prices ranging from \$380,000 to \$500,000 or \$214.93 to \$282.97 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #3 due to difference in dwelling size when compared to the subject. The Board gives less weight to board of review comparables #2 and #3 which lack a basement foundation when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which are similar to the subject in location, dwelling size, age and most features. However, two comparables have finished basement area unlike the subject. Nevertheless, these comparables sold from November 2018 to October 2021 for prices ranging from \$278,000 to \$500,000 or \$155.83 to \$282.97 per square foot of living area, including land. Excluding the low and high sales yields a tighter range from \$332,000 to \$415,000 or \$173.09 to \$243.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$401,524 or \$212.56 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Therefore, 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.

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

AGENCY

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COUNTY

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