



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

APPELLANT: Debra Sanger
DOCKET NO.: 21-02064.001-R-1
PARCEL NO.: 16-29-110-013

The parties of record before the Property Tax Appeal Board are Debra Sanger, 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: \$51,257
IMPR.: \$281,551
TOTAL: \$332,808

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 two-story dwelling of brick exterior construction with 3,964 square feet of living area. The dwelling was built in 2008 and is 13 years old. Features of the home include a basement with a recreation room, central air conditioning, two fireplaces, and a 650 square foot garage. The property has a 11,591 square foot site 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 five comparable sales located within .49 miles from the subject property. The comparables have sites ranging in size from 7,919 to 11,399 square feet of land area and are improved with two-story dwellings of wood siding or brick exterior

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.

construction ranging in size from 3,456 to 4,008 square feet of living area. The dwellings are 13 to 24 years old. The comparables have full basements with two having finished area. Each comparable has central air conditioning, one or two fireplaces and a garage that ranges in size from 399 to 674 square feet of building area. The comparables sold from May 2019 to February 2021 for prices ranging from \$735,500 to \$858,450 or from \$202.51 to \$217.01 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 \$332,808. The subject's assessment reflects a market value of \$998,524 or \$251.90 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 five comparable sales located within .68 miles from the subject property. The comparables have sites ranging in size from 9,020 to 16,100 square feet of land area. The comparables are improved with two-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,392 to 4,619 square feet of living area. The dwellings were built from 2004 to 2013. The comparables each have a basement, two of which have a recreation room. Each comparable has central air conditioning, one or two fireplaces and a garage that ranges in size from 434 to 807 square feet of building area. Comparable #4 has an inground swimming pool. The properties sold from July 2020 to October 2021 for prices ranging from \$955,000 to \$1,375,000 or \$255.28 to \$303.91 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 ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #4 which sold approximately 19 months prior to the January 1, 2021 assessment date and were less likely to be indicative of the subject's market value. The Board gives less weight to board of review comparables #4 and #5 which have an inground swimming pool or a larger dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which sold proximate in time to the assessment date at issue and are relatively similar to the subject in design, dwelling size, age and some features. However, three comparables lack finished basement area unlike the subject. Nevertheless, these comparables sold from March 2020 to September 2021 for prices ranging from \$735,500 to \$1,136,000 or \$202.51 to \$303.91 per square foot of living area, including land. The subject's assessment reflects a market value of

\$998,524 or \$251.90 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and 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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