



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

APPELLANT: Richard Collister  
DOCKET NO.: 21-02712.001-R-2 through 21-02712.002-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Richard Collister, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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 **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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-02712.001-R-2	12-29-402-006	408,579	899,895	\$1,308,474
21-02712.002-R-2	12-29-402-007	58,501	0	\$58,501

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from decisions of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessments 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 two parcels improved with a 2-story dwelling of wood and asphalt shingle exterior construction with 11,353 square feet of living area. The dwelling was constructed in 1895, is approximately 126 years old, and has an effective age of 1948. Features of the home include a basement with 4,590 square feet of finished area, central air conditioning, five fireplaces, a fully finished attic, and a 1,303 square foot attached garage. The property has a combined 122,403 square foot site and is located in Lake Forest, Shields Township, Lake County.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located from 0.44 of a mile to 1.24 miles from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with 1.75-story or

2-story homes of brick or stone exterior construction ranging in size from 13,282 to 15,042 square feet of living area. The dwellings range in age from 86 to 126 years old. Each home has a basement, one of which has 450 square feet of finished area, 7 to 13 fireplaces, and a garage ranging in size from 851 to 1,262 square feet of building area. Three homes each have central air conditioning. Comparable #1 also has a second garage. The comparables have improvement assessments ranging from \$757,208 to \$1,062,808 or from \$51.05 to \$72.80 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted two sets of its "Board of Review Notes on Appeal" disclosing the combined total assessment for the subject of \$1,366,975. The subject property has an improvement assessment of \$899,895 or \$79.26 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on five equity comparables located from 0.18 of a mile to 1.52 miles from the subject and within the same assessment neighborhood code as the subject. The comparables are improved with 2-story or 2.5-story homes of brick, wood siding, or stone and wood siding exterior construction ranging in size from 9,478 to 13,381 square feet of living area. The dwellings were built from 1907 to 1936 with comparables #3 and #4 having effective ages of 1935 and 1931, respectively. Each home has a basement, four of which have from 1,322 to 4,330 square feet of finished area, central air conditioning, and 3 to 10 fireplaces. Four homes each have an attached garage ranging in size from 528 to 1,050 square feet of building area and one home has a 1,400 square foot detached garage. Comparables #1, #2, and #5 each have an inground swimming pool, comparables #1 and #2 each have a tennis court, and comparable #1 has a greenhouse. Comparable #2 has finished attic area. The comparables have improvement assessments ranging from \$636,795 to \$1,098,044 or from \$66.24 to \$86.56 per square foot of living area. Based on this evidence the board of review requested the subject's assessment be sustained.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #4 and the board of review's comparables #1, #2, #4, and #5, which are less similar to the subject in dwelling size than the other comparables in this record, have an inground swimming pool, a tennis court, and/or a greenhouse unlike the subject, and/or are located more than one mile from the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and the board of review's comparable #3, which are more similar to the subject in dwelling size, age,

location, and features. These two most similar comparables have improvement assessments of \$867,793 and \$1,037,552 or of \$65.34 and \$86.56 per square foot of living area, respectively. The subject's improvement assessment of \$899,895 or \$79.26 per square foot of living area is bracketed by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, such as finished basement area and finished attic area, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not 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: September 19, 2023



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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