



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

APPELLANT: Richard Rosenblatt
DOCKET NO.: 21-04714.001-R-1
PARCEL NO.: 16-21-407-008

The parties of record before the Property Tax Appeal Board are Richard Rosenblatt, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:

LAND: \$61,608
IMPR.: \$161,889
TOTAL: \$223,497

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 2-story dwelling of brick exterior construction with 3,240 square feet of living area.¹ The dwelling was constructed in 1968. Features of the home include a basement, that has finished area, central air conditioning, a fireplace and an attached 553 square foot garage. The property has a 12,410 square foot site and is located in Highland Park, 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 three comparable sales that are located within .30 of a mile from the subject. The comparables have sites ranging in size from 7,501 to 10,947 square feet of land area that are improved with 2-story dwellings ranging in size from 2,732 to 2,874 square

¹ The board of review submitted listing information for the subject from 2008 revealing the subject dwelling has finished basement area and a basement bathroom.

feet of living area. The dwellings were built from 1966 to 1978. The comparables have basements, one of which has finished area, central air conditioning, and a garage ranging in size from 460 to 477 square feet of building area. Two comparables each have a fireplace. The comparables sold from January 2020 to April 2021 for prices ranging from \$395,000 to \$485,000 or from \$138.31 to \$168.75 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 \$223,497. The subject's assessment reflects a market value of \$672,171 or \$207.46 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales that are located within .50 of a mile from the subject. The board of review's comparable #5 is the same property as the appellant's comparable #3. The comparables have sites ranging in size from 8,490 to 15,220 square feet of land area that are improved with what are described as 1-story or 2-story dwellings of brick, brick and wood siding or wood siding and brick exterior construction ranging in size from 2,874 to 3,285 square feet of living area. The dwellings were built from 1956 to 1968. Four comparables have basements, one of which has finished area, and one comparable has a slab foundation. Each comparable has central air conditioning, four comparables each have a fireplace, and each comparable has an attached garage ranging in size from 420 to 548 square feet of building area. The comparables sold from November 2020 to November 2021 for prices ranging from \$485,000 to \$815,000 or from \$168.75 to \$248.10 per square foot of living area, including land.

The board of review explained the appellant's comparable #1 was a distressed sale that sold below market value due to its condition, and after being rehabilitated, sold for \$890,000 in September 2021. The board of review disclosed their comparable #4 is a split-level dwelling.

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 parties submitted a total of seven comparable sales for the Board's consideration, one of which was submitted by both parties. The Board gives less weight to the appellant's comparable #1, due to being a distressed sale that sold below market value due to its condition. The Board also gives less weight to the board of review's comparable #4, due to its dissimilar split-level style when compared to the subject. The Board finds the parties' remaining comparables, which

includes the parties' common comparable, have varying degrees of similarity to the subject. The best comparables sold from January 2020 to November 2021 for prices ranging from \$415,000 to \$815,000 or from \$151.90 to \$248.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$672,171 or \$207.46 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds 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: _____

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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