

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Richard Rosenblum
DOCKET NO.: 05-00849.001-R-1
PARCEL NO.: 16-23-405-001

The parties of record before the Property Tax Appeal Board are Richard Rosenblum, the appellant; by attorney Mitchell L. Klein of Schiller, Klein & McElroy, P.C., in Chicago, and the Lake County Board of Review.

The subject property consists of a 20-year-old, two-story style frame dwelling that contains 3,806 square feet of living area. Features of the home include central air-conditioning, two fireplaces, a 782 square foot garage and a partial finished basement.

Through his attorney, the appellant submitted evidence to the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable properties. The comparables consist of two-story style brick or frame dwellings that range in age from 20 to 35 years and range in size from 4,104 to 4,456 square feet of living area. Features of the comparables include central air-conditioning, two or three fireplaces, garages that contain from 506 to 700 square feet of building area and partial unfinished basements. These properties have improvement assessments ranging from \$155,080 to \$203,680 or from \$34.81 to \$49.63 per square foot of living area. The appellant's evidence indicated the subject contains 4,070 square feet of living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$297,847.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$353,957 was disclosed. In support of the subject's improvement assessment,

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Based on the facts and exhibits presented, 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:	\$	124,384
IMPR.:	\$	211,708
TOTAL:	\$	336,092

Subject only to the State multiplier as applicable.

PTAB/MRT/9/18/07

the board of review submitted property record cards and a grid analysis of three comparable properties located in the same assessor's assigned neighborhood code as the subject. The comparables consist of two-story or two and one-half-story frame or brick and frame dwellings that range in age from 66 to 81 years and range in size from 3,505 to 4,016 square feet of living area. Features of the comparables include central air-conditioning, two or five fireplaces, garages that contain from 380 to 484 square feet of building area and partial basements, two of which contain some finished areas. These properties have improvement assessments ranging from \$216,378 to \$252,992 or from \$59.71 to \$63.00 per square foot of living area. The board of review's grid indicated the assessor recalculated the subject's living area at 3,806 square feet, resulting in a reduction in the subject's improvement assessment to \$211,708 and a reduction in the subject's total assessment to \$336,092 for 2005.

In reply, the appellant acknowledged the changes made to the subject's living area to 3,806 square feet and the improvement assessment, and indicated the revised total assessment of \$336,092 is acceptable.

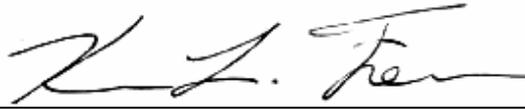
After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board further finds that a reduction in the subject property's assessment is warranted. The Board finds the board of review's evidence indicated the subject's living area had been recalculated by the assessor to be 3,806 square feet. This reduction in the subject's living area resulted in the subject's improvement assessment being reduced to \$211,708 and the subject's total assessment being reduced to \$336,092. The appellant's reply indicated the revised living area computation and total assessment of \$336,092 were acceptable. Therefore, based on this record, the Board finds the subject contains 3,806 square feet of living area as calculated by the township assessor and its improvement assessment should be reduced to \$211,708.

In conclusion, the Board finds the subject's improvement assessment is excessive and a reduction is warranted in accordance with the calculations of the township assessor.

This is a final administrative decision of the Property Tax Appeal Board are 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.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

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 28, 2007



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 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 the subsequent year 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.

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.