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2023 LAKE COUNTY BOARD OF REVIEW BRIEF Shields Township 260 Maclaren Lane, Lake Bluff IL 60044 PIN(s): 12-20-306-013/-014

The Petitioner, by and through his attorney Steven B. Pearlman & Associates, submits this Brief and Exhibits in support of a request for a reduction in assessed value.

PROPERTY SUMMARY

Use	Residential
Land SF	25,146
Building SF	2,501
Age	57
LB Ratio	10.05 to 1
Basis of Appeal	Uniformity



ASSESSMENT HISTORY

	<u>A/V</u>	<u>M/V</u>	<u>M/V PSF</u>
2023 BOR Request	167,887	\$503,711	\$201.40
2023 AO Proposed	189,239	\$567,773	\$227.02
2022 Certified	187,513	\$562,595	\$224.95

PROPERTY DESCRIPTION

The Subject is improved with a 57-year-old, brick constructed, residential property containing 2,501 square feet of living area situated on a 25,146 square-foot lot which includes an adjacent vacant lot (PIN 12-20-306-013).

UNIFORMITY ANALYSIS

Article IX, Section 4, paragraph (a) of the Constitution of the State of Illinois provides, “taxes upon real property shall be levied uniformly by valuation ascertained as the General Assembly shall provide by law.”

Due to a lack of uniformity within the current assessment, the Subject's assessment should be reduced. The below chart and attached exhibit show the addresses, PINs, assessed values and square footages, and photographs of properties comparable to the Subject Property. All comparables are the Terrace/Old Rockland neighborhood and are in close proximity to the subject.

Address	PIN	Imp. AV	Imp. S.F.	Imp. AV psf
260 Maclaren Lane Lake Bluff - SUBJECT PROPERTY	12-20-306-013/-014	90,930	2,501	\$36.36
126 W Center Ave Lake Bluff	12-20-214-009	56,707	2,338	24.25
331 Thornwood Lane Lake Bluff	12-20-216-004	77,210	2,542	30.37
515 Green Bay Road Lake Bluff	12-20-217-001	62,199	2,419	25.71
351 Birkdale Rd Lake Bluff		71,015	2,296	30.93.
Average of Comparables				27.82

Land (Accepted):	94,072
Vacant Lot	4,237
Improvement (at 2,501 SF x 27.82 PSF)	= 69,578
Total Requested 2023 AV:	167,887

Comp 1



Comp 2



Comp 3



Comp 4



THEREFORE, IT IS RESPECTFULLY REQUESTED that the Subject property be assessed at a total 2023 assessed valuation, for both land and building, of **167,887**.

Respectfully submitted,
Steven B. Pearlman & Associates

A handwritten signature in black ink, appearing to read "Alicia Haro". The signature is written in a cursive style with a large initial "A" and a stylized "H".

Alicia D. Haro