



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

APPELLANT: Edward Kogan
DOCKET NO.: 12-02259.001-R-1
PARCEL NO.: 15-35-100-015

The parties of record before the Property Tax Appeal Board are Edward Kogan, the appellant, and the Lake County Board of Review.

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: \$26,459
IMPR.: \$46,661
TOTAL: \$73,120

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 2012 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 townhome of wood siding exterior construction with 1,856 square feet of living area. The dwelling was constructed in 1977. Features of the home include a basement, central air conditioning, one fireplace and a two-car attached garage with 420 square feet of building

area.¹ The property is located in Deerfield, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The comparables were improved with two-story dwellings that had either 1,856 or 2,000 square feet of living area. The comparables ranged in age from 36 to 38 years old. These properties had the same assessment neighborhood code as the subject property and were located from .04 to .22 miles from the subject. The comparables had similar features as the subject dwelling with the exception comparables #1 through #3 had no fireplaces and comparable #4 had finished basement area. The sales occurred from May 2011 to October 2011 for prices ranging from \$160,000 to \$221,000 or from \$86.20 to \$110.50 per square foot of living area, including land.² The appellant also noted the subject property had an improvement assessment of \$27.28 per square foot of living area while the comparables had improvement assessments ranging from \$15.55 to \$25.14 per square foot of living area. The appellant requested the subject's assessment be reduced to \$53,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$77,097. The subject's assessment reflects a market value of \$235,627 or \$126.95 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Lake County of 32.72% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings with wood siding exteriors that each had 1,856 square feet of living area. The dwellings were constructed from 1975 to 1977. Each comparable had the same assessment neighborhood code as the subject property. Features of each comparable included a basement with two being finished, central air conditioning and an attached garage with 420 square feet of building area. One comparable had a fireplace. The comparables sold from February 2011 to October 2012 for prices ranging from \$219,000 to \$285,000 or from \$118.00 to \$153.56 per square foot of living area, including

¹ The appellant indicated the subject had an unfinished basement while the board of review indicated the subject had a partially finished basement.

² In a written narrative the appellant indicated that comparable sale #4 was purchased by his sister in October 2011 for a price of \$166,000 and the assessment was reduced to reflect the purchase price.

land. These comparables had improvement assessment ranging from \$46,656 to \$48,729 or from \$25.14 to \$26.25 per square foot of living area while the subject had an improvement assessment of \$50,638 or \$27.28 per square foot of living area. The board of review requested confirmation of the 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 comparable sales in the record support a reduction in the subject's assessment.

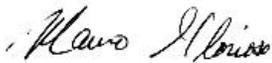
The parties submitted information on 8 comparables to support their respective positions. The Board finds the best evidence of market value to be appellant's comparable sales #1, #2 & #3 and the comparables submitted by the board of review. These comparables were similar to the subject in size, style and features. These most similar comparables sold for prices ranging from \$86.20 to \$153.56 per square foot of living area, including land. Two comparables were located on the same street as the subject property and sold for prices of \$166,000 and \$219,000 or for \$89.44 and \$118.00 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$126.95 per square foot of living area, including land, which is within the range established by the best comparable sales in this record but above the two best sales when considering location. The Board also finds the subject property had the highest total assessment in the record and an improvement assessment above the range established by all the comparables in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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.

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:

April 24, 2015



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.