



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

APPELLANT: Boris Vaysman  
DOCKET NO.: 13-01609.001-R-1  
PARCEL NO.: 15-16-103-016

The parties of record before the Property Tax Appeal Board are Boris Vaysman, 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:** \$ 32,320  
**IMPR.:** \$135,542  
**TOTAL:** \$167,862

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 2013 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 brick dwelling that contains 3,346 square feet of living area. The dwelling was built in 1993. Features include a finished basement, central air conditioning, a fireplace and a 682 square foot three-car garage. The subject property has a 10,652 square foot site. The subject property is located in Vernon Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal of the subject property estimating a market value of \$505,000 as of

January 1, 2013. The appraiser developed the sales comparison approach to value in arriving at the final opinion of value. The appraiser identified five suggested comparable sales that had varying degrees of similarity when compared to the subject. The comparables are located from .05 to .64 of a mile from the subject. The comparables sold from January to December of 2012 for prices ranging from \$475,000 to \$515,000 or from \$137.44 to \$161.75 per square foot of living area including land. After adjusting the comparables for differences to the subject, the appraiser concluded the subject property had a market value of \$505,000 or \$150.93 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment of \$173,316 was disclosed. The subject's assessment reflects an estimated market value of \$521,407 or \$155.83 per square foot of living area including land when applying Lake County's 2013 three-year average median level of assessment of 33.24%. 86 Ill.Admin.Code §1910.50(c)(1).

In response to the appeal, the board of review argued the appraisal comparable #1 backs to commuter train tracks with no adjustment. Appraisal comparable #2 had an adjusted value that supports the subject's assessed value and was relisted for sale in 2014 for \$668,000. Finally, the board of review argued appraisal comparables #4 and #5 are located in a different community than the subject.

In support of the subject's assessment, the board of review submitted four comparable sales located from .05 to .24 of a mile from the subject. Three of the comparables were used by the appellant's appraiser. The comparables had varying degrees of similarity when compared to the subject in land area, design, age, size and features. They sold from January to October 2012 for prices ranging from \$499,500 to \$525,000 or from \$149.78 to \$185.25 per square foot of living area including land. 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 met this burden of proof.

The Board finds the best evidence of market value contained in this record is the appraiser submitted by the appellant

concluding a fair market value for the subject property of \$505,000 as of January 1, 2013. The appraiser selected five comparable sales that were relatively similar in most aspects and made reasonable adjustments for differences when compared to the subject in arriving at the final opinion of value. The Board of review submitted four comparable sales, three of which were utilized by the appellant's appraisal. The three common comparables demonstrate the subject's assessed value is excessive and lends further support to the value conclusion as determined by the appellant's appraiser. Therefore, a reduction in the subject's assessment is justified. Since fair market value has been established, Lake County's three-year average median level of assessments of 33.24% shall apply.

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.

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Chairman



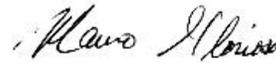
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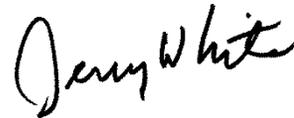
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DISSENTING: \_\_\_\_\_

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: January 22, 2016



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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.