



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

APPELLANT: Stewart Freidman
DOCKET NO.: 14-01207.001-R-1
PARCEL NO.: 15-21-101-009

The parties of record before the Property Tax Appeal Board are Stewart Freidman, the appellant, by attorney Herbert Holzman, of Tax Appeals Lake County in Lake Zurich; 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: \$37,755
IMPR.: \$101,866
TOTAL: \$139,621

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 2014 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 dwelling of frame exterior construction with 2,382 square feet of living area. The dwelling was constructed in 1990. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a two-car garage that contains 460 square feet of building area. The property has an 8,906 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located from .05 to .54 of a mile from the subject property. The comparables are improved with two-story single family dwellings of frame exterior construction and were built from 1987 to 1989. Each comparable has a basement with four comparables having a finished basement area, central air conditioning and an attached garage that range in size from 440 to 462 square feet of building area. Three comparables have a

fireplace. The dwellings range in size from 2,115 to 2,587 square feet of living area and have sites that range in size from 9,758 to 17,232 square feet of land area. The comparables sold from January 2013 to March 2014 for prices ranging from \$341,500 to \$466,000 or from \$160.33 to \$182.17 per square foot of living area, land included. Based on this evidence the appellant requested the subject's assessment be reduced \$132,653.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$139,621. The subject's assessment reflects a market value of \$419,031 or \$175.92 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Lake County of 33.32% 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 located in the same neighborhood and within .63 of a mile from the subject property. One comparable used by the board of review was also utilized by the appellant. The comparables are improved with two-story single family dwellings of frame exterior construction and were built from 1988 to 1991. Each comparable has a basement with three comparables having a finished basement area, central air conditioning and a garage containing 462 or 713 square feet of building area. Three comparables have a fireplace. The dwellings range in size from 2,310 to 2,745 square feet of living area and have sites that range in size from 8,750 to 15,916 square feet of land area. The comparables sold from April 2013 to April 2014 for prices ranging from \$415,000 to \$560,000 or from \$178.73 to \$204.01 per square foot of living area, land included. Based on the evidence, the board of review requested confirmation of the subject's 2014 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 eight comparable sales for the Board's consideration. The appellant's comparable #1 is also board of review's comparable #3. The Board gave less weight to the appellant's comparables #2 and #3 along with the board of review comparable #1 due to their considerably larger land size when compared to the subject. The Board finds the best evidence of market value to be the remaining five comparables. These comparables have varying degrees of similarity when compared to the subject in location, site size, dwelling size, age and features. These comparables sold for prices ranging from \$341,500 to \$455,000 or from \$160.33 to \$196.97 per square foot of living area, land included. The subject's assessment reflects a market value of \$419,031 or \$175.92 per square foot of living area, land included, which is within the range established by these similar comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is not 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



Acting 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 23, 2016



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.