



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

APPELLANT: Norman Feldman  
DOCKET NO.: 15-01860.001-R-1  
PARCEL NO.: 15-17-413-006

The parties of record before the Property Tax Appeal Board are Norman Feldman, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC in Chicago; 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:** \$43,731  
**IMPR.:** \$153,125  
**TOTAL:** \$196,856

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 2015 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 2-story dwelling of brick construction containing 3,560 square feet of living area. The dwelling was constructed in 1990. Features of the home include central air conditioning, a fireplace, a finished basement and an attached 704 square foot garage. The property has a 17,947 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 an appraisal prepared by Audrey Clamage estimating the subject property had a market value of \$545,000 or \$153.09 per square foot of living area as of January 1, 2015. The appraiser analyzed four comparables that sold from March 2014 through December 2014 for prices ranging from \$415,000 to \$560,000 or from \$178.73 to \$204.01 per square foot of living area including land. These comparables are described as 2-story brick and frame dwellings

ranging in age from 24 to 26 years of age. They range in size from 2,322 to 2,963 square feet of living area and are located a distance of .28 to .89 of a mile from the subject. They feature full basements, three with finished areas, central air conditioning and 2 or 3-car garages. Site sizes range from 9,758 to 15,916 square feet of land area. After adjusting for differences with the subject in living area, basement finish, garage size, patio and modernization, the comparables' adjusted sale prices ranged from \$450,950 to \$573,925 or from \$185.67 to \$204.14 per square feet of living area including land. The appraiser also developed the cost approach which valued the property at \$554,600. In reconciliation, the appraiser gave more weight to the sales comparison approach since it "reflects typical buyer/seller transactions."

Based on this evidence, the appellant requested the total assessment be reduced to \$181,666 or a market value of approximately \$545,000 or \$153.09 per square foot of living area including land at the statutory level of assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$196,856. The subject's assessment reflects a market value of \$593,297 or \$166.66 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Lake County of 33.18% as determined by the Illinois Department of Revenue.

With respect to the appellant's evidence, the board of review takes issue with the proximity to the subject of the appellant's comparables as well as their significantly smaller dwelling size. The board of review also points out that the appraiser's value of \$545,000 or \$153.09 per square feet of living area including land is less than the comparables valuations on a per square foot basis.

In support of the subject's assessment, the board of review submitted information on four comparable sales. These comparables are described as 2-story brick or frame dwellings built between 1991 and 1998. They range in size from 3,208 to 4,053 square feet of living area and are located within .15 of a mile of the subject. They feature basements with finished area, central air conditioning, 1 or 2 fireplaces and garages that range in size from 651 to 800 square feet. These comparables sold from July 2013 through August 2014 for prices ranging from \$595,000 to \$645,000 or from \$159.14 to \$191.40 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**

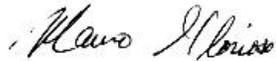
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal estimating the property had a market value of \$545,000 or \$153.09 per square foot of living area as of January 1, 2015. The four comparables used in the appraisal ranged in value from \$185.67 to \$204.14 per square feet of living area including land

after adjustments. For this reason, the Board gave less weight to the appraisal report. Instead, the Board will analyze the raw sales submitted by both parties.

The parties submitted eight comparable sales for the Board's consideration. Less weight was given to board of review comparable #4 based on its somewhat dated sale occurring 18 months prior to the subject's assessment date of January 1, 2015. Less weight was also given to the appellant's comparables based on their smaller dwelling size as compared to the subject. The Board finds the best evidence of market value in the record to be board of review comparables #1, #2 and #3. These comparables were most similar to the subject in location, style, dwelling size, age and features. They sold from December 2013 through August 2014 for prices ranging from \$614,000 to \$645,000 or from \$159.14 to \$191.40 per square foot of living area including land. The subject's assessment reflects a market value of \$593,297 or \$166.66 per square foot of living area, land included, which is within the range established by these most similar comparables on a per square foot basis and below the comparables on a total market value basis. Based on this evidence, the Board finds no reduction in the subject's assessment based on overvaluation is warranted.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



Member



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: February 20, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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