



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

APPELLANT: Andrew Nissenberg  
DOCKET NO.: 16-03089.001-R-1  
PARCEL NO.: 15-20-306-001

The parties of record before the Property Tax Appeal Board are Andrew Nissenberg, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$46,906  
**IMPR.:** \$178,580  
**TOTAL:** \$225,486

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 2016 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 3,770 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a 651 square foot attached garage. The property has a 13,504 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted information on six comparable sales located from .19 to .55 of a mile from the subject property. The comparables are described as two-story dwellings of frame or brick exterior construction that range in size from 3,468 to 3,911 square feet of living area. The dwellings were constructed from 1989 to 2000. The comparables have basements, two of which have finished areas. Additional features of the homes are central air conditioning; a fireplace and a

garage that ranges in size from 484 to 701 square feet of building area. The comparables have sites ranging in size from 14,636 to 21,867 square feet of land area. The comparables sold from March 2015 to June 2016 for prices ranging from \$500,000 to \$629,000 or from \$141.36 to \$164.11 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$212,355 which would reflect a market value of approximately \$640,395 or \$169.87 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$225,486. The subject's assessment reflects a market value of \$679,994 or \$180.37 per square foot of living area, land included, when using the 2016 three year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on four comparable sales located from .08 to .222 of a mile from the subject property. The board of review's comparables #3 and #4 were the same properties as appellant's comparables #2 and #1, respectively. The comparables are improved with two-story dwellings of frame or dryvit (EIFS) exterior construction that range in size from 3,504 to 4,247 square feet of living area. The dwellings were constructed in 1997 or 2000. The comparables have basements, three of which have finished areas. Additional features of the homes are central air conditioning, one or two fireplaces and a garage that ranges in size from 672 to 756 square feet of building area. The comparables have sites ranging in size from 14,636 to 36,155 square feet of land area. The comparables sold from March 2015 to August 2016 for prices ranging from \$517,500 to \$799,600 or from \$147.69 to \$188.27 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

### **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 and a reduction in the subject's assessment is warranted.

The Board finds the parties submitted eight suggested comparable sales for consideration, where two comparables were used by both parties. The Board gave less weight to the appellant's comparable #1, #3, #4 and #6 along with board of review's comparable #4 due to their inferior unfinished basement as compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #2 and #5, along with board of review comparables #1, #2 and #3. The Board finds these properties to be the most similar location, design, age, dwelling size and/or features when compared to the subject. They sold from April 2015 to August 2016 for prices ranging from \$555,000 to \$799,600 or from \$156.91 to \$188.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$679,994 or \$180.37 per square foot of living area, including land, which falls within the range established by the most similar comparable

sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: January 15, 2019



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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