



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

APPELLANT: Edward Zeldovich
DOCKET NO.: 16-03513.001-R-1
PARCEL NO.: 04-17-409-008

The parties of record before the Property Tax Appeal Board are Edward Zeldovich, 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: \$4,486
IMPR.: \$20,805
TOTAL: \$25,291

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 1,782 square feet of living area. The dwelling was constructed in 1909. Features of the home include a full unfinished basement, a fireplace and a 440 square foot garage. The property has a 10,998 square foot site and is located in Zion, Zion Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from .67 to 1.17 miles from the subject property. The comparables are described as two-story dwellings of frame or stucco exterior construction ranging in size from 1,400 to 2,066 square feet of living area. The dwellings were constructed from 1900 to 1920. Each comparable has a basement, with one

being partially finished.¹ One comparable has central air conditioning; two comparables have a fireplace and five comparables have a garage ranging in size from 288 to 600 square feet of building area. The comparables have sites ranging in size from 6,815 to 14,000 square feet of land area. The comparables sold from March 2015 to March 2016 for prices ranging from \$19,000 to \$77,500 or from \$13.57 to \$42.49 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$25,291. The subject's assessment reflects a market value of \$76,269 or \$42.80 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 .722 to 1.715 miles from the subject property. The board of review's comparable #3 is the same property as appellant's comparable #6. The comparables are improved with two-story dwellings of stucco or frame exterior construction ranging in size from 1,572 to 1,824 square feet of living area. The dwellings were constructed from 1901 to 1920. Each comparable has an unfinished basement and a garage with either 320 or 528 square feet of building area. One comparable has central air conditioning. The comparables have sites ranging in size from 6,815 to 13,829 square feet of land area. The comparables sold from December 2014 to February 2017 for prices ranging from \$60,000 to \$82,500 or from \$33.48 to \$46.76 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted nine comparable sales for consideration that included one comparable common to both parties. The Board gave less weight to the appellant's comparable #1. This sale was a foreclosure sale and appears to be an outlier when compared to the other sales in the record. The Board also gave less weight to board of review comparables #1 and #4 as to their sale dates that occurred in December 2014 and February 2017 are less proximate in time to the subject's January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the remaining comparables submitted by both parties which includes the parties' common comparable. These six comparables sold more proximate in time to the subject's January 1, 2016 assessment date and are similar to the subject

¹ The appellant submitted a Multiple Listing Service (MLS) sheet for comparable #3 that depicts a partially finished basement.

in location, dwelling size, design and most features. These properties sold from January 2015 to March 2016 for prices ranging from \$40,000 to \$77,500 or from \$22.75 to \$46.76 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$76,269 or \$42.80 per square foot of living area, including land, which falls within the range established by the best comparable sales contained in the record. After considering necessary 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.

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: August 20, 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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