



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

APPELLANT: Edward Zeldovich
DOCKET NO.: 16-03608.001-R-1
PARCEL NO.: 04-21-102-013

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: \$4,758
IMPR.: \$16,983
TOTAL: \$21,741

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 1.5-story dwelling of frame exterior construction with 1,365 square feet of living area. The dwelling was constructed in 1916. Features of the home include a full unfinished basement and a 440 square foot garage. The property has a 14,500 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 four comparable sales located within .92 of a mile of the subject property. The comparables were described as 1.5-story or 2-story dwellings of stucco or frame exterior construction ranging in size from 1,165 to 1,544 square feet of living area. The dwellings were constructed from 1904 to 1943. Three comparables have an unfinished basement and one comparable has a concrete slab foundation. In addition, three comparables have a garage ranging in size from 280 to 440 square feet of building area. The comparables have sites

ranging in size from 7,000 to 9,000 square feet of land area. The comparables sold from May 2015 to March 2016 for prices ranging from \$34,000 to \$55,000 or from \$26.44 to \$43.96 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$21,741. The subject's assessment reflects a market value of \$65,564 or \$48.03 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 its contention of the correct assessment, the board of review submitted information on three comparable sales located within .62 of a mile of the subject property. The comparables were described as either 1-story or 1.5-story dwellings of frame exterior construction ranging in size from 858 and 1,248 square feet of living area. The dwellings were constructed from 1911 to 1948. The comparables each have an unfinished basement. In addition, two comparables have a garage with either 440 or 600 square feet of building area. The comparables have sites ranging in size from 7,150 to 17,227 square feet of land area. The comparables sold in August 2015 and January 2016 for prices ranging from \$71,000 to \$89,900 or from \$56.89 to \$86.25 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #3 due to their dwellings being dissimilar in age when compared to the subject and comparable #4 as it lacks a garage unlike the subject. The Board also gave less weight to board of review comparables #1 and #3 due to their dwellings being dissimilar in age and/or size when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2, along with comparable #2 submitted by the board of review. These two comparables are most similar to the subject in location, size, design, age and most features. These comparables sold in August 2015 and March 2016 for prices of \$50,000 and \$89,900 or for \$32.38 and \$77.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$65,564 or \$48.03 per square foot of living area, land included, which is supported by the most similar comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment 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(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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