



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

APPELLANT: Mark Zaslavsky
DOCKET NO.: 16-03708.001-R-1
PARCEL NO.: 11-16-425-007

The parties of record before the Property Tax Appeal Board are Mark Zaslavsky, 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: \$70,397
IMPR.: \$224,130
TOTAL: \$294,527

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 wood siding exterior with 4,051 square feet of living area including a finished attic. The dwelling was constructed in 2009. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 657 square foot garage. The property has a 7,500 square foot site and is located in Libertyville, Libertyville 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 from .21 to .96 of a mile of the subject property. The comparables were described as two-story dwellings of brick or wood siding exterior with one comparable having a half floor area. The dwellings range in size from 3,488 to 4,287 square feet of living area and were constructed from 2004 to 2011. The comparables each have an unfinished basement, central air conditioning, one or three fireplaces

and a garage ranging in size from 682 to 721 square feet of building area. The comparables have sites ranging in size from 7,500 to 14,292 square feet of land area. The comparables sold from March 2013 to May 2016 for prices ranging from \$715,000 to \$850,000 or from \$186.34 to \$213.35 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 \$294,527. The subject's assessment reflects a market value of \$888,200 or \$219.25 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 response to the appellant's evidence, the board of review critiqued the appellant's comparable sales. The board of review reported that the appellant's comparable #3 sold in July 2016 for a price of \$743,000 or \$213.02 per square foot of living area including land.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales located from .09 to .58 of a mile of the subject property. The comparables were described as two-story dwellings of wood siding exterior with two comparables having finished attics. The dwellings range in size from 3,191 to 3,977 square feet of living area. The dwellings were constructed from 1900 to 2015. Comparable #1 was constructed in 1900 and was reported to have an effective age of 1996. The comparables each have an unfinished basement, central air conditioning, one or four fireplaces and a garage ranging in size from 600 to 616 square feet of building area. The comparables have sites ranging in size from 7,500 to 9,671 square feet of land area. The comparables sold from July to December 2015 for prices ranging from \$875,000 to \$1,520,000 or from \$228.82 to \$386.77 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 suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #3 sale dates in 2013 and 2014 which are dated and less likely to be indicative of the subject's market value as of the lien date at issue. Moreover, the appellant's comparable #3 is smaller in dwelling size when compared to the subject. The Board also gave less weight to board of review comparable #1 for its dissimilar dwelling age and board of review comparable #3 due to its smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #4, along with board of review comparable #2. Despite that the appellant's comparables are less proximate in location and lack finished attic features, these three comparables are most similar to the subject in dwelling size, design, age and features. These comparables sold from November 2015 to May 2016 for prices ranging from \$715,000 to \$910,000 or from \$186.34 to \$228.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$888,200 or \$219.25 per square foot of living area, including land, which falls within the range of the best comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: September 17, 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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