



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

APPELLANT: Cassian LTD.  
DOCKET NO.: 16-04293.001-R-1  
PARCEL NO.: 14-12-104-001

The parties of record before the Property Tax Appeal Board are Cassian LTD., the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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:** \$47,522  
**IMPR.:** \$184,815  
**TOTAL:** \$232,337

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 brick exterior construction with 3,795 square feet of living area. The dwelling was constructed in 2000. Features of the home include a full basement, central air conditioning, two fireplaces and a 713 square foot attached garage. The property has a 39,427 square foot site and is located in Long Grove, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in a different neighborhood than the subject property. The comparables are described as two-story dwellings of frame or brick exterior construction ranging in size from 3,087 to 4,169 square feet of living area. The dwellings were constructed in 2001 or 2004. The comparables have a basement and central air conditioning; two comparables have a fireplace and each comparable has a garage ranging in size

from 620 to 682 square feet of building area. The comparables have sites ranging in size from 40,075 to 40,511 square feet of land area. The comparables sold from October 2015 to April 2016 for prices ranging from \$480,000 to \$650,000 or from \$144.02 to \$155.91 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 \$232,337. The subject's assessment reflects a market value of \$700,654 or \$184.63 per square foot of living area, including land, when applying 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 in the same neighborhood that are within .232 of a mile from the subject property. The comparables are improved with two-story dwellings of frame and brick or brick exterior construction ranging in size from 3,648 to 4,181 square feet of living area. The dwellings were constructed from 1991 to 1999. The comparables have a basement with one having a walk-out. Each comparable features central air conditioning, one to three fireplaces and a garage ranging in size from 697 to 902 square feet of building area. Two of the comparables have an inground swimming pool. The comparables have sites ranging in size from 40,120 to 59,796 square feet of land area. The comparables sold from March 2014 to April 2016 for prices ranging from \$687,000 to \$807,500 or from \$179.36 to \$193.78 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 seven suggested comparable sales for consideration. The Board gave less weight to the appellant's comparables for being located in a different neighborhood when compared to the subject. The Board also gave less weight to the board of review comparable #4 due to its sale date in 2014 being less proximate in time to the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be the board of review comparables #1, #2 and #3. The Board finds these three comparables have larger dwelling sizes than the subject but are most similar in location, design, age and most features with one having a superior inground swimming pool. The comparables sold from June 2015 to September 2016 for prices ranging from \$730,000 to \$807,500 or from \$179.36 to \$193.78 per square foot of living area including land. The subject's assessment reflects a market value of \$700,654 or \$184.63 per square foot of living area, including land which falls below the range on market value basis and within the

range on a per square foot basis as established by the most similar comparable sales in this record. After considering adjustments to the comparables for differences such as dwelling size and pool, 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 no reduction in the subject's 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: March 19, 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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COUNTY

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