



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Adem Mackic
DOCKET NO.: 16-04440.001-R-1
PARCEL NO.: 16-09-116-014

The parties of record before the Property Tax Appeal Board are Adem Mackic, 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:	\$77,183
IMPR.:	\$130,387
TOTAL:	\$207,570

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 1.75-story single-family dwelling of brick exterior construction with 3,316 square feet of living area. The dwelling was constructed in 1962. Features of the home include partial unfinished basement, central air conditioning, two fireplaces and a 575-square foot attached garage. The property's site size was not disclosed. The property is located in Lake Forest, West Deerfield Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .44 to .92 of a mile from the subject property. The comparables are described as 1.5-story or 2.0-story single-family dwellings of wood-siding or brick exterior construction ranging in size from 2,891 to 3,176 square feet of living area. The dwellings were constructed from 1957 to 1967. Features of the comparables include unfinished basements; two comparables have central air conditioning; each comparable has one or two fireplaces, and two comparables have attached garages containing 440 or 483 square feet of

building area. The properties' site size was not disclosed. The comparables sold from September 2014 to May 2016 for prices ranging from \$500,000 to \$540,000 or from \$166.88 to \$180.97 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 \$207,570. The subject's assessment reflects a market value of \$625,965 or \$188.77 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 three comparable sales. The comparable properties are located from .337 to .534 of a mile from the subject property. The comparables are improved with two-story single-family dwellings of wood-siding or brick exterior construction that range in size from 2,979 to 3,175 square feet of living area. The dwellings were constructed from 1947 to 1964. Features of the comparables include basements with two comparables having a finished area. Two dwellings have central air conditioning. Each dwelling has one or three fireplaces and an attached garage ranging in size from 441 to 598 square feet of building area. The properties' site size was not disclosed. The comparables sold from June 2015 to May 2016 for prices ranging from \$780,000 to \$901,400 or from \$245.90 to \$283.91 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

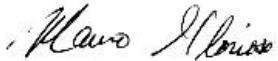
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 for the Board's consideration a total of six suggested sale comparables with various degrees of similarity to the subject property. The Board gave less weight to board of review comparable #1 and appellant's comparable #2 due to these dwellings lacking central air conditioning, unlike the subject. The Board also gave less weight to appellant's comparable #1 based on its September 2014 sale date which is dated and thus less indicative of the market value as of the subject's January 2016 assessment date.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and board of review comparable sales #2 and #3. The Board finds these comparables are most similar to the subject in location, dwelling size, age, design and features. These comparables sold between June 2015 and May 2016 for prices ranging from \$530,000 to \$901,400 or from \$166.88 to \$283.91 per square foot of living area including land. The subject's assessment reflects a market value of \$625,965 or \$188.77 per square foot of living area including land, which falls within the range established by the most similar comparable sales in this record. The Board finds that both parties submitted comparables with differing designs than the subject's

1.75-story design and has given that fact appropriate weight. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds that 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: _____

C E R T I F I C A T I O N

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Adem Mackic, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085