



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

APPELLANT: Josh Sklar  
DOCKET NO.: 17-01950.001-R-1  
PARCEL NO.: 16-32-412-010

The parties of record before the Property Tax Appeal Board are Josh Sklar, 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:** \$77,356  
**IMPR.:** \$228,813  
**TOTAL:** \$306,169

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 2017 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 4,458 square feet of living area. The dwelling was constructed in 1998. Features of the home include a full basement with 2,200 square feet of finished area,<sup>1</sup> central air conditioning, a fireplace, a 756 square foot garage and a 700 square foot in-ground swimming pool. The property is located in Deerfield, West Deerfield 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 within .15 of a mile of the subject. The comparables consist of two-story dwellings of brick exterior construction that were built in 1995 or 1998. The homes range in size from 3,523 to 4,554 square feet of living area

---

<sup>1</sup> The finished basement area was reported in the board of review's evidence and supported by a copy of the subject's property record card. The appellant did not dispute this descriptive data with any rebuttal filing.

and feature full unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 692 to 924 square feet of building area. The comparables sold between January 2015 and March 2017 for prices ranging from \$695,000 to \$835,000 or from \$173.47 to \$205.72 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment that would reflect a market value of \$878,227 or \$197.00 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$306,169. The subject's assessment reflects a market value of \$923,587 or \$207.18 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Lake County of 33.15% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .76 of a mile of the subject. The comparables consist of two-story dwellings of brick or wood siding exterior construction that were built between 2002 and 2006. The homes range in size from 3,871 to 4,215 square feet of living area and feature basements, one of which has 1,300 square feet of finished area. Each dwelling has central air conditioning, one or two fireplaces and a garage ranging in size from 546 to 651 square feet of building area. The comparables sold from April 2016 to April 2017 for prices ranging from \$850,000 to \$1,016,500 or from \$201.66 to \$262.59 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 as this property sold in January 2015, a date most remote in time from the valuation date at issue in this record and thus less likely to be indicative of the subject's estimated market value as of January 1, 2017.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 along with the board of review comparable sales. The comparables present varying degrees of similarity to the subject property in age, size and some features. The subject is the only comparable with an in-ground swimming pool and only board of review comparable #3 has finished basement area which is a smaller area of basement finish than the subject. These six

most similar comparables sold between April 2016 and April 2017 for prices ranging from \$695,000 to \$1,016,500 or from \$173.47 to \$262.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$923,587 or \$207.18 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and well-supported given the subject's superior finished basement area and in-ground swimming pool as compared to these properties. Based on this evidence the Board finds a reduction in the subject's assessment is not 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: April 21, 2020



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

Josh Sklar, by attorney:  
Ronald Kingsley  
Lake County Real Estate Tax Appeal, LLC  
13975 W. Polo Trail Drive  
#201  
Lake Forest, IL 60045

COUNTY

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