



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

APPELLANT: Farid Nekmard
DOCKET NO.: 17-02000.001-R-1
PARCEL NO.: 07-19-401-170

The parties of record before the Property Tax Appeal Board are Farid Nekmard, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction 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: \$29,408
IMPR.: \$75,581
TOTAL: \$104,989

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 wood siding exterior construction with 2,612 square feet of living area. The dwelling was built in 1995. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 504 square feet of building area. The property has a 15,246 square foot site and is located in Grayslake, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with two-story dwellings with wood siding exterior construction that range in size from 2,388 to 2,768 square feet of living area. The homes were constructed from 1991 to 1996. Each comparable has a basement with three having finished area, central air conditioning, and an attached garage ranging in size from 462 to 720 square feet of building area. Five of the comparables each have one fireplace. These

properties have sites ranging in size from 8,276 to 13,504 square feet of land area. These properties sold from April 2016 to June 2017 for prices ranging from \$265,000 to \$315,000 or from \$103.87 to \$133.87 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$104,989.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,158. The subject's assessment reflects a market value of \$332,302 or \$127.22 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 improved with two-story dwellings with wood siding exteriors ranging in size from 2,294 to 2,487 square feet of living area. The dwellings were built from 1994 to 1997. Each comparable has a basement with finished area, central air conditioning, one fireplace and an attached garage ranging in size from 475 to 693 square feet of building area. The comparables have sites ranging in size from 8,276 to 12,632 square feet of land area. The sales occurred from May 2015 to March 2017 for prices ranging from \$290,000 to \$341,250 or from \$126.42 to \$142.54 per square foot of living area, including land. The board of review requested the assessment be sustained.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains ten comparable sales submitted by the parties to support their respective positions. All the comparables are relatively similar to the subject in location, style, size and features with the exception seven have finished basement area, unlike the subject's unfinished basement. The Board finds the best comparables in the record to be appellant's comparables as well as board of review comparables #1 and #4. These properties sold from April 2016 to June 2017 for prices ranging from \$265,000 to \$337,500 or from \$103.87 to \$139.49 per square foot of living area, land included. The three comparables with unfinished basements, like the subject property, sold for unit prices ranging from \$107.29 to \$120.62 per square foot of living area, including land. The subject's assessment reflects a market value of \$332,302 or \$127.22 per square foot of living area, including land, which is above the range established by those comparable sales in this record with unfinished basements, indicating a reduction in the subject's assessment is appropriate. The Board gives less weight to the board of review sales #2 and #3 as these properties sold in 2015, not a proximate in time to the assessment date as the best comparable sales in this record. In conclusion, the Board finds a 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



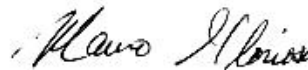
Member

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: 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

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