



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

APPELLANT: Todd Perlman
DOCKET NO.: 17-02230.001-R-2
PARCEL NO.: 16-29-203-097

The parties of record before the Property Tax Appeal Board are Todd Perlman, 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: \$70,132
IMPR.: \$373,692
TOTAL: \$443,824

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 4,558 square feet of living area. The dwelling was constructed in 2007. Features of the home include a basement, central air conditioning, a fireplace and a 714 square foot garage. 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 eight comparable sales located from .72 to 1.19-miles from the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction. The homes were built between 1997 and 2006 and range in size from 3,743 to 4,215 square feet of living area. Each dwelling has a basement, two of which reportedly have finished areas. Each dwelling has central air conditioning, one or two fireplaces and a garage ranging in size from 484 to 770 square feet of building area. The comparables sold from

August 2015 to May 2017 for prices ranging from \$840,000 to \$995,000 or from \$201.66 to \$248.36 per square foot of living area, including land.

Based on this evidence the appellant requested a total assessment of \$341,816 which would reflect a market value of \$1,025,551 or \$225.00 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 \$443,824. The subject's assessment reflects a market value of \$1,338,836 or \$293.73 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 .909 of a mile from the subject property. The comparables consist of two-story dwellings of brick or wood siding exterior construction. The homes were built between 2005 and 2011 and range in size from 4,380 to 4,819 square feet of living area. Each dwelling has a basement, one of which has finished area. Each dwelling has central air conditioning, one or two fireplaces and a garage ranging in size from 792 to 871 square feet of building area. The comparables sold from June 2017 to June 2018 for prices ranging from \$1,282,500 to \$1,580,000 or from \$268.87 to \$360.73 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 twelve comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #8 along with board of review comparable #1 as each of these dwellings reportedly have finished basement areas which is not a feature of the subject dwelling. The Board has given reduced weight to appellant's comparable #6 which sold in August 2015, a date more remote in time to the valuation date at issue of January 1, 2017 and thus less likely to be indicative of its estimated market value.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #3, #4, #5 and #7 along with board of review comparable sales #2, #3 and #4. These most similar comparables sold between April 2016 and November 2017 for prices ranging from \$850,000 to \$1,580,000 or from \$201.66 to \$360.73 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,338,836 or \$293.73 per square foot of living

area, including land, which is within the range established by the best comparable sales in this record and appears to be well-supported by board of review comparables #2 and #3 that bracket the subject in age. In contrast, the best comparables presented by the appellant are each older than the subject and smaller than the subject dwelling. 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: October 20, 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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COUNTY

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