



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

APPELLANT: Earl Farkas
DOCKET NO.: 17-02305.001-R-1
PARCEL NO.: 14-22-201-089

The parties of record before the Property Tax Appeal Board are Earl Farkas, 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: \$52,201
IMPR.: \$168,088
TOTAL: \$220,289

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 is improved with a two-story brick single-family dwelling built in 1996. The dwelling contains 3,405 square feet of living area. Features of the home include a full unfinished basement, central air-conditioning, a fireplace, and a 736-square foot attached garage. The dwelling is situated on a 18,835 square foot site which backs to Half Day Road and is located in Kildeer, Ela Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located within .44 of a mile of the subject, all having the same neighborhood code as the subject. The comparables consist of two-story frame single-family dwellings situated on sites ranging from 12,617 to 16,641 square feet of land area. The dwellings were built from 1992 to 1994 and range in size from 2,966 to 3,400 square feet of living area. The comparables each have a full unfinished basement, central air conditioning, a

fireplace, and garage ranging in size from 460 to 682 square feet of building area. The comparables sold from May to November 2016 for prices ranging from \$575,000 to \$617,500 or from \$175.00 to \$193.86 per square foot of living area, land included. Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$612,837 or \$179.98 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$220,289. The subject's assessment reflects a market value of approximately \$664,522 or \$195.16 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 seven comparable sales, two of which were also submitted by the appellant. The dwellings are located from .186 to .518 of a mile from the subject, only four of which have the same neighborhood code as the subject. The comparables consist of two-story single-family dwellings of brick or frame construction situated on sites containing 12,617 to 51,167 square feet of land area. The homes were built from 1998 to 2003 and range in size from 3,214 to 3,620 square feet of living area. The dwellings have full unfinished basements, central air-conditioning, one or two fireplaces, and garages ranging in size from 640 to 1,057 square feet of building area. Comparable #2 has a 576 square foot inground swimming pool. The comparables sold from June 2016 to May 2018 for prices ranging from \$595,000 to \$735,000 or from \$170.31 to \$203.43 per square foot of living area, land included. Based on the foregoing 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 nine comparable sales to support their respective positions before the Property Tax Appeal Board, as appellant's comparables #1 and #2 are the same properties as board of review comparables #3 and #4. The Board gave less weight to appellant's comparable #3 due to its smaller dwelling size and smaller garage when compared to the subject. The Board also gave less weight to board of review comparables #1,#2, #6, #7 and #8, as comparables #1, #6, #7 and #8, are located in the different neighborhoods than the subject and have much larger lots and/or garages when compared to the subject, while board of review comparable #2 has an inground swimming pool, dissimilar to the subject.

The Board finds that appellant's #1 and #2, which are the same properties as board of review comparables #3 and #4, and board of review comparable #5 are the best comparables submitted in the record as they are located in the same neighborhood as the subject and are similar to the subject in age, size, design, and most features. These comparables sold from September 2016 to

March 2018 for prices ranging from \$595,000 to \$685,000 or from \$175.00 to \$210.70 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$664,522 or \$195.16 per square foot of living area, land included, which is within the range established by the best comparable sales in the record. After making adjustments to the comparables for differences from the subject in features such as exterior finish and/or garage size, the Board finds 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: May 26, 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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