



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

APPELLANT: Calin Paunescu
DOCKET NO.: 17-02387.001-R-1
PARCEL NO.: 15-36-101-019

The parties of record before the Property Tax Appeal Board are Calin Paunescu, 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: \$109,695
IMPR.: \$44,014
TOTAL: \$153,709

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 one-story dwelling of brick exterior with 2,365 square feet of living area. The dwelling was constructed in 1958 and has an effective age of 1967. Features of the home include a crawl space foundation, central air conditioning, a fireplace, a 638 square foot flat barn¹ and 440 square foot garage. The property has a 90,914 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparables located in the subject's neighborhood code and within two miles of the subject property. The comparables are improved with one-story single family dwellings of wood siding exterior that were built from 1949 to 1968 and have effective ages from 1959 to 1970. Two comparables have crawl space foundations and one

¹ The subject's 638 square foot flat barn is included on the property record card submitted by the board of review.

comparable has an unfinished basement. Each comparable features central air conditioning, one or two fireplaces and a garage ranging in size from 588 to 784 square feet of building area. The dwellings range in size from 2,223 to 2,646 square feet of living area and have sites that range from 53,546 to 79,715 square feet of land area. The comparables sold from August 2016 to May 2017 for prices ranging from \$260,000 to \$404,000 or \$106.56 to \$152.68 per square foot of living area, land included. Based on this evidence the appellant requested the subject's assessment be reduced to \$111,267.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$153,709. The subject's assessment reflects a market value of \$463,677 or \$196.06 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 six comparables located within 0.892 of a mile from the subject property. The comparables are improved with one-story single family dwellings of brick or wood exteriors and were built between 1954 and 1966. Three of the comparables have crawl space foundations and three comparables have basements, two of which have finished basement area. Five comparables have central air conditioning; each comparable has one or two fireplaces and garages ranging in size from 420 to 672 square feet of building area. Comparable #3 features a 946 square foot pole barn according to the property record card submitted by the board of review. The dwellings range in size from 2,010 to 2,402 square feet of living area and have sites ranging in size from 35,719 to 85,412 square feet of land area. The comparables sold from March 2016 to September 2017 for prices ranging from \$481,000 to \$600,000 or from \$200.25 to \$275.12 per square foot living area, land included. Based on this evidence the board of review requested the 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 parties submitted nine comparables for the Board's consideration. The Board gave minimal weight to the appellant's comparable #2 along with the board of review's comparables # 2, #4 and #5 based on their basement foundation when compared to the subject's crawl space foundation. Minimal weight was also given to appellant's comparables #1 and #3 due locations being greater than 1.5 miles from the subject.

The Board finds the best evidence of market value to be the board of review comparables #1, #3 and #6. These comparables are most similar in location, land area, age, design, dwelling size, foundation type and features. These comparables sold for prices ranging from \$481,000 to \$540,000 of from \$200.25 to \$245.57 per square foot of living area, including land. The

subject's assessment reflects a market value of \$463,677 or \$196.06 per square foot of living area, including land, which is below the range established by the best comparables in this record. After considering adjustments to the comparables for differences to the subject, the Board finds the subject's assessment is supported. 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

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