



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

APPELLANT: Semyon Trakhtenberg  
DOCKET NO.: 17-02519.001-R-1  
PARCEL NO.: 15-21-101-060

The parties of record before the Property Tax Appeal Board are Semyon Trakhtenberg, 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:** \$41,005  
**IMPR.:** \$100,065  
**TOTAL:** \$141,070

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 2,115 square feet of living area. The dwelling was constructed in 1988. Features of the home include an unfinished partial basement, central air conditioning and a 440 square foot garage. The property has a 9,303 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .35 of a mile of the subject property. The comparables have sites ranging in size from 10,946 to 15,066 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,181 to 2,540 square feet of living area. The dwellings were constructed from 1988 to 1991. Comparable #4 has an effective age of 1991. The comparables

each feature a basement with two having finished area, central air conditioning and a garage ranging in size from 420 to 441 square feet of building area. In addition, two comparables each have one fireplace. The comparables sold from May 2016 to May 2017 for prices ranging from \$427,500 to \$475,000 or from \$177.17 to \$196.01 per square foot of living area, including land. The appellant provided the Multiple Listing Service sheet associated with the sale of comparable #1 which described the dwelling as a recent rehab. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$141,070. The subject's assessment reflects a market value of \$425,551 or \$201.21 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 eight comparable sales located within .831 of a mile of the subject property, one of which was also used by the appellant. Board of review comparable #2 is the same property as the appellant's comparable #4. The comparables have sites ranging in size from 9,436 to 13,505 square feet of land area. The comparables consist of two-story dwellings of wood siding exterior construction ranging in size from 2,115 to 2,377 square feet of living area. The dwellings were constructed from 1986 to 1993. Each comparable features a basement with four having finished area, central air conditioning and a garage ranging in size from 440 to 483 square feet of building area. In addition, five comparables each have one fireplace. The comparables sold from February 2016 to July 2018 for prices ranging from \$391,500 to \$510,000 or from \$171.71 to \$225.07 per square foot of living area, including land. The board of review provided property record cards of the subject and each of its comparables. 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 eleven suggested comparables sales for the Board's consideration with one comparable common to both parties. The Board gave less weight to the appellant's comparables which includes the parties' common comparable due to their larger dwelling size and/or finished basements which differ from the subject. The Board also gave less weight to board of review comparables #1 through #4 which have finished basements unlike the subject. Furthermore, board of review comparable #3 has a sale date occurring in July 2018 which is less proximate in time to the assessment date at issue, thus less likely to be indicative of the subject's market value as of January 1, 2017.

The Board finds the best evidence of market value to be the four remaining comparable sales provided by the board of review. These comparables are similar to the subject in location, dwelling size, design, age and features. They sold from February 2016 to September 2017 for prices ranging from \$468,000 to \$510,000 or from \$205.35 to \$225.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$425,551 or \$201.21 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment is warranted. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and 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: June 16, 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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