



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

APPELLANT: Nasser J. Shoman  
DOCKET NO.: 17-02850.001-R-1  
PARCEL NO.: 05-04-301-013

The parties of record before the Property Tax Appeal Board are Nasser J. Shoman, 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 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:** \$3,100  
**IMPR.:** \$0  
**TOTAL:** \$3,100

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 vacant 8,459 square foot parcel. The property is located in Fox Lake, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales of vacant parcels, one of which is located in close proximity to the subject and within the same neighborhood as the subject. The comparable parcels are located from .28 of a mile to 2.37-miles from the subject parcel. The comparable parcels range in size from 11,365 to 21,479 square feet of land area. The properties were sold between April 2015 and January 2017 for prices ranging from \$13,500 to \$22,000 or from \$0.83 to \$1.94 per square foot of land area.

Based on this evidence, the appellant requested a total assessment that would reflect a market value of \$9,304 or \$1.10 per square foot of land area 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 \$11,056. The subject's assessment reflects a market value of \$33,351 or \$3.94 per square foot of land area, 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 three comparable sales of vacant parcels, one of which is located in close proximity to the subject and within the same neighborhood as the subject. The comparable parcels are located from .13 of a mile to 1.85-miles from the subject parcel. The comparable parcels range in size from 2,095 to 10,507 square feet of land area. The properties were sold between February 2014 and November 2015 for prices ranging from \$15,500 to \$41,000 or from \$2.38 to \$7.40 per square foot of land area.

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

The parties submitted a total of six comparable sales of vacant parcels to support their respective positions before the Property Tax Appeal Board. Only comparable #1 presented by each party is similar to the subject parcel in location, however, board of review comparable #1 is substantially smaller than the subject parcel and would most likely depict a higher sale price per square foot in light of the economies of scale typically applied in real property valuations. Only appellant's comparables #1 and #2 sold most proximate in time to the valuation date at issue of January 1, 2017, however, appellant's comparable #2 is also a substantially larger parcel than the subject and would typically have a lower price per square foot of land area given the economies of scale principle.

In light of the totality of the record evidence, the Board has given reduced weight to board of review comparable #2 which sold in February 2014, a date most remote from the valuation date at issue in this appeal of January 1, 2017 and thus least likely to be indicate of the subject's estimate market value as of the assessment date.

In light of the foregoing analysis, the Board finds the best evidence of market value in this record to be the appellant's comparable sales and board of review comparable sales #1 and #3. These most similar vacant comparable parcels range in size from 2,095 to 21,479 square feet of land

area and sold between April 2015 and January 2017 for prices ranging from \$13,500 to \$41,000 or from \$0.83 to \$7.40 per square foot of land area. The subject's assessment reflects a market value of \$33,351 or \$3.94 per square foot of land area, which appears to be excessive when giving due consideration to adjustments to the comparables for dates of sale and for differences land area and/or location with greatest weight being afforded to each parties' comparable #1. Appellant's comparable #1 is approximately one-third larger than the subject parcel and sold most proximate to the assessment date for \$1.07 per square foot of land area, thus the Board finds a reduction in the subject's assessment commensurate with the appellant's request at slightly more than appellant comparable #1's sale price 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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