



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

APPELLANT: Ayoub Youshaei  
DOCKET NO.: 17-03021.001-R-1  
PARCEL NO.: 16-25-105-036

The parties of record before the Property Tax Appeal Board are Ayoub Youshaei, 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:** \$108,507  
**IMPR.:** \$67,357  
**TOTAL:** \$175,864

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 1.75 dwelling of brick exterior construction with 2,006 square feet of living area. The dwelling was constructed in 1930. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 294 square foot attached garage. The property has a 12,243 square foot site and is located in Highland Park, Moraine 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 located within 0.43 of a mile from the subject property. The comparables range in size from 5,831 to 12,095 square feet of land area and are improved with 2-story dwellings of brick or wood siding exterior construction that range in size from 1,840 to 2,205 square feet of living area. The homes were built from 1923 to 1953. The comparables have basements, two with finished area; central air conditioning; one fireplace

and garages that range in size from 306 to 529 square feet of building area. The comparables sold from May 2014 to March 2015 for prices ranging from \$388,000 to \$475,000 or from \$210.87 to \$242.69 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$149,108.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$175,864. The subject's assessment reflects a market value of \$530,510 or \$264.46 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 0.33 of a mile from the subject. Board of review comparable #4 is the same property as appellant comparable #2. The comparables range in size from 5,831 to 12,473 square feet of land area that are improved with 1.5 to 2-story dwellings of wood siding exterior construction that range in size from 1,522 to 2,065 square feet of living area. The homes were built from 1916 to 1926. Each comparable has a basement, three with finished area; central air conditioning; one fireplace and a garage ranging in size from 360 to 480 square feet of building area. The comparables sold from March 2015 to June 2017 for prices ranging from \$465,000 to \$560,000 or from \$242.69 to \$333.44 per square foot of living area, land included. Based on this evidence, the board of review requests that the subject's 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 six comparables for the Board's consideration with one common property to both parties. The Board gives little weight to the appellant's comparables #1 and #3 due to their 2014 sale dates which are dated and less indicative of fair market value as of the subject's January 1, 2017 assessment date. The Board finds the best evidence of market value to be the appellant's comparable #2/board of review comparable #4 along with board of review comparable sales #1, #2 and #3. These comparables have varying degrees of similarity when compared to the subject in terms of location, style, age, site size, dwelling size and features. These most similar comparables sold for prices ranging from \$465,000 to \$560,000 or from \$242.69 to \$333.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$530,510 or \$264.46 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to comparables for differences with the subject property, 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: 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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APPELLANT

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COUNTY

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