



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

APPELLANT: Nida Marouf
DOCKET NO.: 17-03925.001-R-1
PARCEL NO.: 16-15-303-007

The parties of record before the Property Tax Appeal Board are Nida Marouf, 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: \$74,125
IMPR.: \$48,410
TOTAL: \$122,535

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 tri-level style dwelling of brick exterior construction with 1,486 square feet of above grade living area. The dwelling was constructed in 1956. Features of the home include a finished lower level and a 330 square foot built in garage. The property has a 13,844 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 0.92 of a mile from the subject property. The comparables have sites that range in size from 12,387 to 20,924 square feet of land area and are improved with tri-level style dwellings of brick or wood siding exterior construction that range in size from 1,653 to 1,687 square feet of above grade living area. The homes were each built in 1956. Each comparable has a finished lower level, two comparables have central air conditioning, two comparables each have one fireplace and each comparable has

a garage ranging in size from 294 to 572 square feet of building area. The comparables sold from May 2015 to March 2017 for prices ranging from \$340,000 to \$392,500 or from \$204.57 to \$232.66 per square foot of above grade living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$108,400.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$122,535. The subject's assessment reflects a market value of \$369,638 or \$248.75 per square foot of above grade 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 1.0 mile of the subject property. The comparables have sites that range in size from 12,721 to 14,263 square feet of land area and are improved with tri-level style dwellings of brick or wood siding exterior construction that range in size from 1,334 to 1,679 square feet of above grade living area. The homes were built from 1954 to 1962. Each comparable has a finished lower level and central air conditioning. Three comparables have one or two fireplaces while three of the comparables have garages ranging from 252 to 440 square feet of building area. The comparables sold from August 2016 to May 2017 for prices ranging from \$400,000 to \$476,750 or from \$273.04 to \$331.77 per square foot of above grade living area. Based on this evidence, the board of review requested 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 seven comparables for the Board's consideration. The Board gives reduced weight to the appellant's comparables #1 and #2 due to larger site size or 2015 sale date which is dated relative to the subject's January 1, 2017 assessment date and therefore considered less indicative of estimated market value. The Board finds the best evidence of market value to be appellant's comparable #3 along with the board of review comparables which are more similar in location, site size, age, design and most features when compared to the subject. These most similar comparables sold from August 2016 to May 2017 for prices ranging from \$392,500 to \$476,750 or from \$232.66 to \$331.77 per square foot of above grade living area, including land. The subject's assessment reflects a market value of \$369,638 or \$248.75 per square foot of above grade living area, including land, which falls below the range of overall market value and within the range of price per square foot established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds a preponderance of the evidence does not support a reduction in the subject's assessment.

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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