



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

APPELLANT: Boris & Natalie Persky
DOCKET NO.: 17-04193.001-R-1
PARCEL NO.: 16-31-403-011

The parties of record before the Property Tax Appeal Board are Boris & Natalie Persky, the appellants; 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: \$60,457
IMPR.: \$97,006
TOTAL: \$157,463

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 brick exterior construction with 1,936 square feet of living area. The dwelling was constructed in 1967. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 484 square foot attached garage. The property has a site size of approximately 12,100 square feet and is located in Deerfield, West Deerfield Township, Lake County.

The appellants' appeal is based on overvaluation. In support of this argument the appellants submitted evidence disclosing the subject property was purchased on October 26, 2015 for a price of \$399,100. The appellants completed Section IV-Recent Sale Data reporting that the sale was not a transaction between family or related corporations; that a real estate agent from Caldwell Banker was utilized; and that the property was advertised for sale for 12 days through the Multiple Listing Service (MLS). Evidence submitted includes the MLS sheet and settlement statement for the subject's sale. The MLS sheet notes the subject is sold in as-is condition.

Based on this evidence, the appellants requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$157,463. The subject's assessment reflects a market value of \$475,002 or \$245.35 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 comparable sales located within approximately 0.27 of a mile from the subject property. The comparable sites are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,046 to 2,209 square feet of living area. The homes were built from 1964 to 1968. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 420 to 484 square feet of building area. The comparables sold from April 2015 to June 2018 for prices ranging from \$433,900 to \$550,000 or from \$198.22 to \$263.28 per square foot of living area, land included.

The board of review noted that the subject's sale date occurred approximately 14 months prior to the January 1, 2017 assessment date at issue in this appeal. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value in the record to be comparable sales #1, #3 and #6 submitted by the board of review. These comparables were similar to the subject in location, style, construction, features, age and design. These properties also sold proximate in time to the assessment date at issue. The comparables sold for prices ranging from \$433,900 to \$500,000 or from \$198.22 to \$233.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$475,002 or \$245.35 per square foot of living area, including land, which is within the overall value range and above the per square foot range established by the best comparable sales in this record. Accepted real estate theory provides that, all things being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. The subject's per square foot market value reflects its smaller property size relative to the best comparables in this record. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. Similarly, the Board gave less weight to the board of review's comparables #2, #4 and #5 which have either 2015 or 2018 sale dates which are less proximate in time to the subject's January 1, 2017 assessment date and therefore less indicative of estimated market value. Based on this record the Board finds the subject's

assessment is reflective of market value and 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: July 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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