



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

APPELLANT: Stuart Rappaport
DOCKET NO.: 18-00631.001-R-1
PARCEL NO.: 06-27-101-005

The parties of record before the Property Tax Appeal Board are Stuart Rappaport, 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: \$23,008
IMPR.: \$77,687
TOTAL: \$100,695

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 2018 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 vinyl siding exterior construction with 2,280 square feet of living area. The dwelling was constructed in 1988. Features of the home include a basement with finished area, central air conditioning, a fireplace and a two-car garage with 575 square feet of building area. The property has a 11,326 square foot site and is located in Grayslake, Avon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales located from .11 of a mile to .71 of a mile from the subject property. The appellant submitted Multiple Listing Service (MLS) sheets for comparables #1, #2 and #6. The comparables have sites ranging in size from 10,454 to 20,473 square feet of land area. The comparables were improved with two-story dwellings of vinyl siding exterior construction that ranged in size from 2,156 to 2,784 square feet of living

area. The dwellings were constructed from 1988 to 1992. Each comparable has a basement with four comparables having a finished area,¹ central air conditioning, one or two fireplaces and a garage ranging in size from 528 to 780 square feet of building area. The appellant reported that the comparables sold from April 2017 to April 2018 for prices ranging from \$267,500 to \$410,000 or from \$111.46 to \$147.27 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$100,695. The subject's assessment reflects a market value of \$304,398 or \$133.51 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Lake County of 33.08% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted property record cards and information on four comparable sales located from .111 of a mile to .208 of a mile from the subject property. Three comparables used by the board of review were also utilized by the appellant. The comparables have sites ranging in size from 11,200 to 20,473 square feet of land area. The comparables were improved with two-story dwellings with vinyl siding exterior construction that ranged in size from 2,156 to 2,558 square feet of living area. The dwellings were constructed from 1988 to 1992. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 420 to 624 square feet of building area. The comparables sold from April 2017 to June 2018 for prices ranging from \$290,000 to \$331,000 or from \$119.05 to \$134.51 per square foot of living area, land included. Based on this evidence, the board of review requested that the 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 comparable sales for the Board's consideration. The appellant's comparables #2, #3 and #4 are also board of review's comparables #4, #1 and #2, respectively. The Board gave less weight to the appellant's comparables #1 and #5 due to their lack of a finished basement.

The Board finds the best evidence of market value to be the remaining comparables. The Board finds these comparables have varying degrees of similarity when compared to the subject in location, land size, age, dwelling size, and features. These most similar comparables sold for

¹ The appellant's grid analysis depicted that two comparables had basement finish, but the property record cards submitted by the board of review disclosed that two additional comparables #2 and #4 submitted by the appellant had basement finish.

prices ranging from \$290,000 to \$410,000 or from \$119.05 to \$147.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$304,398 or \$133.51 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 the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence 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: October 20, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Stuart Rappaport, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085