



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

APPELLANT: Ross Levin
DOCKET NO.: 18-01621.001-R-1
PARCEL NO.: 16-33-201-059

The parties of record before the Property Tax Appeal Board are Ross Levin, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$83,662
IMPR.: \$262,408
TOTAL: \$346,070

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 is improved with a two-story masonry dwelling containing 5,044 square feet of living area that was built in 1975. Features of the home include an unfinished 1,702-square foot basement, central air conditioning, a fireplace, and an attached 576-square foot garage. The property has a 19,900-square foot lot and is located in Deerfield, West Deerfield Township, Lake County.

The subject property is an owner-occupied residence¹ that was the subject matter of an appeal before the Property Tax Appeal Board in 2017 under Docket Number 17-02588.001-R-1. In that

¹ The Residential Appeal form and the subject's property record card submitted by the board of review each depicts the taxpayer's home address being the same as the subject property. Furthermore, the board of review did not contest that the subject property is owner-occupied. Therefore, the Board finds that the subject property was owner-occupied for purposes of this appeal.

appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$344,966 based on the evidence submitted by the parties. The lowered assessment reflected a market value of approximately \$1,035,000. The Board takes notice that 2017 and 2018 are in the same general assessment period in Lake County. (86 Ill.Admin.Code §1910.90(i) and 35 ILCS 200/9-215).

For this 2018 appeal, the appellant contends overvaluation as the basis of the appeal. In support of this claim, the appellant provided an appraisal estimating the subject property had a market value of \$1,035,000 as of January 1, 2017. Based on this evidence, the appellant requests a reduction in the subject's total assessment to \$344,966.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$381,655. The subject's assessment reflects an estimated market value of \$1,153,733 per square foot of living area 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 information on four comparable sales located from .308 of a mile to 1.804 miles from the subject property. The comparables are improved with two-story dwellings of brick exterior construction that were built from 1966 to 1984 and range in size from 4,140 to 5,593 square feet of living area. Each comparable has a basement with two having finished areas. Each dwelling also has central air conditioning, one or two fireplaces, and a garage ranging in size from 422 to 735 square feet of building area. The properties have sites ranging in size from 14,356 to 29,269 square feet of land area. The sales occurred from April 2016 to August 2018 for prices ranging from \$1,050,000 to \$1,175,000 or from \$196.67 to \$253.62 per square foot of living area, including land. The board of review submission also included property record cards for the subject property and its four comparable sales.

Based on this evidence, the board of review requested that no change be made to the subject's assessment.

Conclusion of Law

The subject property was the subject matter of an appeal before the Property Tax Appeal Board in 2017 under Docket Number 17-02588.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$344,966 based on the evidence submitted by the parties.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the

fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. [Emphasis added].

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2017 tax year should be carried forward to the tax year at issue subject only to the applicable equalization factor applied to that year's assessment as provided by section 16-185 of the Property Tax Code. The record indicates that the subject property is an owner-occupied dwelling and 2017 and 2018 tax years are within the same general assessment period in Lake County. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decision or that the decision of the Property Tax Appeal Board has been reversed or modified upon review. The record also disclosed that a township equalization factor of 1.0032 was applied in 2018. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the total assessment of \$344,966 as established in the Board's prior year's decision plus the application of an equalization factor of 1.0032 to both land and improvement assessments for a total assessment of \$346,070.

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

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

APPELLANT

Ross Levin, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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