



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

APPELLANT: Sam Bassali  
DOCKET NO.: 18-01738.001-R-1  
PARCEL NO.: 14-32-303-007

The parties of record before the Property Tax Appeal Board are Sam Bassali, 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:** \$47,474  
**IMPR.:** \$141,507  
**TOTAL:** \$188,981

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 brick exterior construction with 3,222 square feet of living area. The dwelling was constructed in 1987. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 792 square foot garage. The property has a 44,763 square foot site and is located in Deer Park, Ela 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 1.42 miles of the subject property. The comparables have sites that range in size from 45,624 to 62,050 square feet of land area and are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,744 to 3,470 square feet of living area. The homes were built from 1981 to 1987. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 604 to 825 square feet of building area. The

comparables sold from April to October 2017 for prices ranging from \$380,000 to \$475,000 or from \$136.89 to \$144.53 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$150,324.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$188,981. The subject's assessment reflects a market value of \$571,285 or \$177.31 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 a grid analysis and property record cards on the subject and seven comparable sales located within 1.755 miles from the subject property. The comparables have sites ranging in size from 40,578 to 60,735 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,759 to 3,474 square feet of living area. The homes were built from 1981 to 1995. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 660 to 1,001 square feet of building area. Comparable #1 features an inground swimming pool. The comparables sold from March 2017 to June 2018 for prices ranging from \$507,500 to \$625,000 or from \$175.59 to \$212.03 per square foot of living area, land included. 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 this burden of proof was not met and a reduction in the subject's assessment is not warranted.

The parties submitted ten comparables for the Board's consideration. The Board gave less weight to the appellant comparable #1 which appear to be outliers with respect to its sale price. Appellant comparable #3 along with board of review comparable #4 are given less weight due to their significantly larger site size compared to the subject's site. The Board gave less weight to board of review comparable #1 due to its inground swimming pool, which the subject lacks. The Board finds the best evidence of market value to be the appellant's comparable #2 along with board of review comparables #2, #3, #5, #6 and #7 which are more similar to the subject in terms of location, site size, design and most features. These most similar comparables sold from March 2017 to April 2018 for prices ranging from \$470,000 to \$620,000 or from \$144.53 to \$212.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$571,285 or \$177.31 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 with the subject, the Board finds a preponderance of the evidence supports the subject's assessment and a reduction 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: September 15, 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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