



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

APPELLANT: Nicholas Zerebny
DOCKET NO.: 18-01874.001-R-1
PARCEL NO.: 16-28-311-010

The parties of record before the Property Tax Appeal Board are Nicholas Zerebny, 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: \$88,931
IMPR.: \$137,596
TOTAL: \$226,527

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 2,784 square feet of living area. The dwelling was constructed in 1958. Features of the home include a basement with finished area, two fireplaces and a 552 square foot garage. The property is located in Deerfield, West Deerfield 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 0.54 of a mile from the subject property. The comparables are improved with two-story dwellings of brick or wood siding exterior construction that range in size from 2,417 to 3,085 square feet of living area. The homes were built from 1957 to 1968. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage with 440 or 600 square feet of building area. The comparables sold from October 2016 to May 2018 from \$500,000 to \$590,000 or from \$187.27

to \$211.01 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$182,361.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,527. The subject's assessment reflects a market value of \$684,785 or \$245.97 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 information on three comparable sales located within approximately 0.44 of a mile from the subject property. The comparables are improved with two-story dwellings of brick exterior construction that range in size from 2,309 to 2,511 square feet of living area. The homes were built from 1959 to 1966. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and a garage ranging from 440 to 484 square feet of building area. The comparables sold from June 2016 to June 2017 for prices ranging from \$640,500 to \$675,000 or from \$268.82 to \$280.78 per square foot of living area, land included.

The board of review also submitted a site map of the subject property and a Multiple Listing Service (MLS) sheet associated with the appellant's comparable sale #1. The board of review asserted that the "subject's 30,255 square foot site size is one of the largest in-town sites in the neighborhood." The MLS sheet on the appellant's comparable #1 which describes the property as having "many possibilities" and identifies the oven as non-functioning. 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 six comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #1 along with board of review comparables #2 and #3 which sold in 2016, dated and less indicative of fair market value as of the subject's January 1, 2018 assessment date. The Board finds the best evidence of market value to be the appellant's comparables #2 and #3 and board of review comparable #1 which have varying degrees of similarity to the subject but have sold more proximate to the January 1, 2018 assessment date. Each of these comparables has an inferior unfinished basement and superior central air conditioning compared to the subject's finished basement and lack of central air conditioning. These three comparables sold from June 2017 to May 2018 for prices ranging from \$510,000 to \$640,500 or from \$191.25 to \$277.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$684,785 or \$245.97 per square foot of living area, including land, which falls above the overall value range and within the price per square foot range established by the best comparable sales in this record. After considering appropriate

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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