



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

APPELLANT: Alex Rozenstrauch
DOCKET NO.: 18-02024.001-R-1
PARCEL NO.: 15-28-102-017

The parties of record before the Property Tax Appeal Board are Alex Rozenstrauch, 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: \$42,521
IMPR.: \$104,184
TOTAL: \$146,705

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 wood siding construction with 2,096 square feet of living area. The dwelling was constructed in 1986. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 440 square foot garage. The property has a 8,973 square foot site and is located in Buffalo Grove, Vernon Township, Lake County.

The appellant through counsel contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in the same neighborhood code and within 0.46 of a mile from the subject property. The comparables have sites ranging in size from 9,627 to 11,199 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction that contain 2,279 square feet of living area. The dwellings were built from 1986 to 1988. Each comparable has a

basement with finished area, central air conditioning, one fireplace and a garage that contains 440 square feet of building area. The comparables sold from March 2017 to April 2018 for prices ranging from \$395,000 to \$407,500 or from \$173.32 to \$178.81 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced to \$123,608 or \$176.94 based on the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$146,705. The subject's assessment reflects a market value of \$443,485 or \$211.59 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 six comparable sales located in the same neighborhood code and within 0.513 of a mile from the subject property. The comparables have sites ranging in size from 8,750 to 14,064 square feet of land area. The comparables were improved with two-story dwellings of wood siding exterior construction that ranged in size from 2,078 to 2,343 square feet of living area. The dwellings were built from 1985 to 1989. Each comparable has a basement with five comparables having finished area, central air conditioning, one fireplace and a garage ranging in size from 400 to 483 square feet of building area. The comparables sold from August 2016 to June 2018 for prices ranging from \$477,000 to \$512,000 or from \$204.23 to \$242.37 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/is not warranted.

The parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to the board of review comparable #6 as this property sold in August 2016, which is dated and less likely to be 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 appellant's comparables along with the board of review comparable sales #1 through #5. These comparables have varying degrees of similarity in location, site size, age, dwelling size and features. These most similar comparables sold for prices ranging from \$395,000 to \$512,000 or from \$173.32 to \$242.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$443,485 or \$211.59 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record and supported by the board of review comparable #5 based on its unfinished basement, like the subject property and sold for \$218.52 per square foot

of living area, land included. 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: March 16, 2021



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

Alex Rozenstrauch, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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