



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

APPELLANT: Nader Aziz
DOCKET NO.: 18-02254.001-R-1
PARCEL NO.: 13-10-102-008

The parties of record before the Property Tax Appeal Board are Nader Aziz, 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 **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: \$41,213
IMPR.: \$186,914
TOTAL: \$228,127

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 brick single-family dwelling built in 2002. The home contains 4,563 square feet of living area and features a basement with finished area, central air conditioning, a fireplace, four full bathrooms, and a 924-square foot garage. The dwelling is situated on a 40,946 square foot site located in Lake Barrington, Cuba Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three sale comparables located from .56 to .96 of a mile the subject. The dwellings were built in 1999 or 2001 and consist of two-story brick or wood-sided single-family dwellings. The houses are situated on sites ranging in size from 41,173 to 66,211 square feet of land area and range in size from 4,093 to 4,923 square feet of living area. The comparables each feature a full or partial basement with finished area, central air conditioning,

one or three fireplaces, and an attached garage containing 722 or 821 square feet of building area. The dwellings each have four or five full bathrooms and one half-bathroom. The comparables sold from February to August 2017 for prices ranging from \$582,500 to \$620,000 or from \$125.94 to \$142.32 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$243,336. The subject's assessment reflects a market value of approximately \$735,599 or \$161.21 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 the sales of four comparable properties. These properties are located from .473 of a mile to 2.15 miles from the subject. The dwellings consist of two-story brick or wood-sided single-family dwellings situated on sites containing from 42,253 to 87,991 square feet of land area. The homes were built from 1999 to 2006 and range in size from 4,230 to 4,469 square feet of living area. The comparables each have a basement with finished area, central air conditioning, one to three fireplaces, and an attached garage ranging in size from 651 to 730 square feet of building area. Comparables #1 and #2 each have an inground swimming pool. Comparable #3 has a basement sports court. The dwellings each have four or five full bathrooms; three comparables each have a half-bathroom. The comparables sold from May 2017 to March 2018 for prices ranging from \$725,000 to \$787,000 or from \$166.22 to \$180.91 per square foot of living area, including land. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparable #1 which is a smaller dwelling when compared to the subject and is located almost a mile distant from the subject. The Board also gave less weight to board of review comparables #1, #2 and #3 as comparables #1 and #2 have inground swimming pools and are located approximately two miles distant from the subject property and comparable #3 has a basement sports court and is located almost a mile distant from the subject. Further, board of review comparables #2 and #3 lots are nearly twice the size of the subject's lot.

The Board finds that appellant's comparables #2 and #3 and board of review comparable #4, while having varying degrees of similarity to the subject, were the best comparables submitted in the record. The three comparables are similar to the subject in location, age, and dwelling size

but differ from the subject in lot size, exterior finish, bathroom count, and garage size. These comparables sold from June to September 2017 for prices ranging from \$605,000 to \$725,000 or from \$125.94 to \$171.39 per square of living area, land included. The subject's assessment reflects an estimated market value of \$735,599 or \$161.21 per square foot of living area, land included, which falls above the range on an overall basis but within the range established by the best comparable sales on a per square foot basis, however, after considering adjustments to the comparables for their various differences from the subject, the Board finds the subject's assessed value is not supported and a slight reduction in the subject's assessment is warranted.

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:

December 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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