



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

APPELLANT: Ayoub Youshaei
DOCKET NO.: 18-02263.001-R-1
PARCEL NO.: 16-25-105-036

The parties of record before the Property Tax Appeal Board are Ayoub Youshaei, 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: \$109,136
IMPR.: \$67,748
TOTAL: \$176,884

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 1.75-story dwelling of brick exterior construction with 2,006 square feet of living area. The dwelling was constructed in 1930. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 294 square foot attached garage. The property has a 12,243 square foot site and is located in Highland Park, Moraine 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 0.36 of a mile from the subject property. The comparables range in size from 5,800 to 9,968 square feet of land area and are improved with 1.5 or 2-story dwellings of brick or wood siding exterior construction that range in size from 1,475 to 2,191 square feet of living area. The dwellings were built from 1927 to 1938. All comparables have basements, two with finished area; and garages that range in size

from 256 to 400 square feet of building area. Two of the comparables have central air conditioning and two each have a fireplace. The comparables sold from March 2015 to July 2018 for prices ranging from \$200,000 to \$535,000 or from \$135.59 to \$244.18 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$134,116.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,884. The subject's assessment reflects a market value of \$534,716 or \$266.56 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 four comparables located within 0.778 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #1. The comparables range in size from 7,500 to 12,473 square feet of land area and are improved with 1.5 to 2-story dwellings of brick or wood siding exterior construction that range in size from 1,522 to 2,191 square feet of living area. The dwellings were built from 1922 to 1941. All comparables have basements, two with finished area; one fireplace and a garage ranging in size from 315 to 440 square feet of building area. Three of the comparables have central air conditioning. The comparable sold from July 2016 to July 2018 for prices that range from \$507,500 to \$587,500 or from \$244.18 to \$333.44 per square foot of living area, land included.

The board of review also provided Multiple Listing Service (MLS) data sheets on the subject property and appellant's comparable #2. The subject rental listing sheet has a 2016 date and provides detail regarding updates made to the subject property. The listing for the appellant's comparable #2 describes the property as having an "as is" condition. 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 with one comparable in common. The Board gives little weight to the appellant's comparable #2 which is considered to be in inferior condition based on MLS data provided by the board of review. The Board also gives little weight to the board of review's comparable #2 which has a smaller dwelling area relative to other comparables submitted. The Board finds the best evidence of market value to be the appellant's comparable sale #1/board of review comparable sale #1; appellant comparable sale #3 and board of review comparables #3 and #4 which are more similar to the subject in terms of location, age, design and dwelling size than other comparables submitted. These most similar comparables sold from July 2016 to July 2018 for prices ranging from \$455,000 to

\$587,500 or from \$221.95 to \$306.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$534,716 or \$266.56 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 comparables for differences when compared to the subject, 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



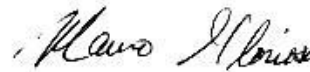
Member

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: May 26, 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

Ayoub Youshaei, 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