



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

APPELLANT: Richard Goldblatt
DOCKET NO.: 18-03059.001-R-1
PARCEL NO.: 16-28-412-003

The parties of record before the Property Tax Appeal Board are Richard Goldblatt, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$85,155
IMPR.: \$144,856
TOTAL: \$230,011

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 one-story dwelling of brick exterior construction with 3,215 square feet of living area. The dwelling was constructed in 1950 and has an effective age of 1958. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 460 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 four comparable sales located within 1.52 miles from the subject property. The comparables are improved with one-story dwellings of brick exterior construction that range in size from 2,578 to 3,471 square feet of living area. The homes were built from 1954 to 1969. Each comparable has a basement, two with finished area, one or two fireplaces and a garage ranging in size from 483 to 700 square feet of building area. Three of the

comparables each have central air conditioning. The comparables sold in April 2016 or September 2017 for prices ranging from \$437,290 to \$725,000 or from \$158.43 to \$208.87 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$173,592.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$230,011. The subject's assessment reflects a market value of \$695,317 or \$216.27 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 comparable sales located within approximately 1.07 miles from the subject property. Board of review comparable #4 is the same property as the appellant's comparable #3. The comparables are improved with one-story dwellings of brick or wood siding exterior construction that range in size from 1,966 to 2,859 square feet of living area. The homes were built from 1952 to 1975. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and a garage ranging in size from 480 to 546 square feet of building area. The comparables sold from April 2016 to July 2018 for prices ranging from \$443,350 to \$625,000 or from \$191.20 to \$256.28 per square foot of living area, land included.

The board of review submitted comments regarding the appellant's comparables asserting "no sales from within the subject neighborhood" were submitted by the appellant and noting that the appellant's comparables #1 and #3 sold in 2016. 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 evidence in the record did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven comparables for the Board's consideration as one comparable was common to both parties. The Board finds that neither parties' comparables are particularly similar to the subject, nonetheless, the Board shall decide based on the evidence, regardless of the quality of the evidence. The Board gave less weight to the appellant's comparables #1 and #3/board of review comparable #4 which sold in 2016 and are dated and less likely to reflect market value as of the subject's January 1, 2018 assessment date. The Board gave less weight to the appellant's comparable #2 as well as board of review comparables #2 and #3 due to dissimilar dwelling sizes and/or dissimilar age when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable #4 along with board of review comparable #1 which are more similar to the subject in age/effective age, design, dwelling size and features. These two comparables sold in September and May 2017 for

prices of \$725,000 and \$625,000 or for \$208.87 and \$218.61 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$695,317 or \$216.27 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. After considering adjustments to the comparables for differences with 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: February 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

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