



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

APPELLANT: Ronen Ben-Dror
DOCKET NO.: 19-00856.001-R-1
PARCEL NO.: 16-26-108-060

The parties of record before the Property Tax Appeal Board are Ronen Ben-Dror, the appellant, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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: \$85,331
IMPR.: \$153,686
TOTAL: \$239,017

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 2019 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 three-story dwelling of brick and frame exterior construction with 3,665 square feet of living area. The dwelling was constructed in 1955 and has an effective year built of 1972. Features include a full basement with a recreation room, central air conditioning, two fireplaces and a 462 square foot garage. The subject property has a 13,270 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 four comparable sales located within the same neighborhood as the subject. The comparables consist of two-story dwellings of brick exterior construction that were built from 1968 to 1977. The dwellings range in size from 3,663 to 4,352 square feet of living area and are situated on sites that range in size from 11,870 to 14,140 square feet of land area. The comparables have full basements with a recreation room, central air conditioning,

one fireplace, and a garage ranging in size from 462 to 576 square feet of building area. One comparable has a plastic liner pool. The comparables sold in August and September 2018 for prices ranging from \$575,000 to \$700,000 or from \$142.33 to \$166.39 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 \$239,017. The subject's assessment reflects an estimated market value of \$726,716 or \$198.29 per square foot of living area, including land, when applying the 2019 three-year average median level of assessment for Lake County of 32.89%.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within the same neighborhood as the subject. The comparables consist of two-story dwellings of brick or stone and wood siding exterior construction that were built from 1940 to 1976. Comparable #4 has an effective year built of 1964. The dwellings range in size from 3,231 to 3,948 square feet of living area and are situated on sites that range in size from 12,500 to 17,390 square feet of land area. The comparables have full basements with a recreation room, central air conditioning, one or two fireplaces, and a garage ranging in size from 420 to 704 square feet of building area. The comparables sold from August 2017 to February 2019 for prices ranging from \$707,500 to \$790,162 or from \$185.02 to \$230.58 per square foot of living area, including land. Based on this 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 due to having a larger dwelling size or a plastic liner pool when compared to the subject. The Board also gave less weight to board of review comparable #1 as it sold in 2017 which is dated and less likely to be reflective of market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of the subject's market value to be appellant's comparables #3 and #4 along with board of review comparables #2, #3 and #4 which have varying degrees of similarity to the subject age, dwelling size, and features. These comparables sold from June 2018 to February 2019 for prices ranging from \$609,500 to \$790,162 or from \$166.34 to \$230.58 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$726,716 or \$198.29 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 the comparables for differences when compared to the subject, the

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Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction 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: July 20, 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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