



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

APPELLANT: Jerome Feldman
DOCKET NO.: 19-02605.001-R-1
PARCEL NO.: 15-32-311-058

The parties of record before the Property Tax Appeal Board are Jerome Feldman, the appellant 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: \$30,808
IMPR.: \$66,212
TOTAL: \$97,020

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 two-story townhome of frame exterior construction with 1,808 square feet of living area. The dwelling was constructed in 1995. Features of the home include a concrete slab foundation, central air conditioning and a 400 square foot garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted sales data on five properties identified only by a parcel number. The appellant failed to provide any descriptive information for these properties, such as location, dwelling size, design, age or features. The properties sold from January 2016 to March 2019 for prices ranging from \$242,000 to \$269,900. Based on this evidence, the appellant requested the subject's assessment be reduced to \$86,018 to reflect the average sale price of the five sales provided by the appellant.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,020. The subject's assessment reflects a market value of \$294,983 or \$163.15 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Lake County of 32.89% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on three sales of comparable properties located within the subject's neighborhood code. Board of review comparable #3 has the same parcel number as the appellant's sale #3. The comparables are improved with two-story townhomes of frame exterior construction with either 1,808 or 2,122 square feet of living area. Each dwelling was built in 1995 and features a concrete slab foundation, central air conditioning and a 400 square foot garage. Comparable #2 has a fireplace. The properties sold from May 2018 to May 2019 for prices ranging from \$269,900 to \$326,688 or from \$149.28 to \$171.46 per square foot of living area, including land. In written rebuttal, the board of review critiqued the evidence submitted by the appellant. Based on this evidence, the board of review requested that the subject's assessment be sustained.

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 record contains sales data on six properties provided by the parties to support their respective positions before the Property Tax Appeal Board, as one sale was utilized by both parties. The Board gives little weight to the appellant's evidence as it contained no descriptive information about the dwellings to allow the Property Tax Appeal Board to conduct a meaningful comparative analysis of the comparable sales to the subject property. Additionally, four of the appellant's comparables sold in 2016 and 2017, not as proximate in time to the assessment date as the sales provided by the board of review.

The Board finds the best evidence of market value to be the three comparable sales submitted by the board of review, which includes the common sale. These comparables are similar, if not identical to the subject in dwelling size, design, age and features. They sold from May 2018 to May 2019 for prices ranging from \$269,900 to \$326,688 or from \$149.28 to \$171.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$294,983 or \$163.15 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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:

May 18, 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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COUNTY

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