



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

APPELLANT: Erik Peterson  
DOCKET NO.: 19-03065.001-R-1  
PARCEL NO.: 16-28-323-016

The parties of record before the Property Tax Appeal Board are Erik Peterson, 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:** \$41,407  
**IMPR.:** \$211,901  
**TOTAL:** \$253,308

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 dwelling of brick and stone exterior construction with 3,228 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a two-car garage with 460 square feet of building area.<sup>1</sup> The property has an approximately 9,000 square foot site and 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 an appraisal estimating the subject property had a market value of \$685,000 as of January 1, 2019. The appraisal was prepared by William Beredimas, a Certified Residential Real Estate Appraiser. The purpose of the appraisal was to estimate the market value of the subject property and the property rights appraised were the fee simple interest with the

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<sup>1</sup> The appellant's appraiser reported that the subject dwelling has a basement with 75% finish, which was not displayed within the grid and/or property record card submitted by the board of review.

clients identified as Erik and Amy Peterson. The appraiser described the subject property as newer construction and well maintained with good modernization in kitchen and baths.

Using the sales comparison approach, the appraiser considered six comparable sales. The comparables are located from .24 to .93 of a mile from the subject property with sites ranging in size from 6,250 to 13,504 square feet of land area. The comparables are improved with two-story dwellings that range in size from 2,410 to 4,352 square feet of living area and range in age from 1 to 68 years old.<sup>2</sup> The appraiser reported that each comparable has a basement, five of which have finished area. The comparables each have central air conditioning and either a two-car or a three-car garage. The comparables sold from January to July 2018 for prices ranging from \$520,000 to \$820,000 or from \$170.44 to \$253.42 per square foot of living area, including land. The appraiser applied adjustments to the comparables for differences from the subject in location, view, quality of construction, age, condition, room count, gross living area, basement size, finished basement area and garage sizes to arrive at adjusted prices ranging from \$615,870 to \$698,630, including land.<sup>3</sup> As a result, the appraiser arrived at an estimated market value for the subject of \$685,000, including land, as of January 1, 2019.

Based on this evidence, the appellant requested an assessment of \$226,667 reflective of the appraised value conclusion at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$253,308. The subject's assessment reflects a market value of \$770,167 or \$238.59 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 four comparable sales located from .22 to 1.47 miles from the subject, two of which are within the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 9,090 to 11,250 square feet of land area. The comparables are improved with two-story dwellings of wood siding or brick exterior construction ranging in size from 3,060 to 3,703 square feet of living area. The dwellings were built from 2005 to 2015. Each comparable was reported to have a full unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 609 square feet of building area. The comparables sold from May 2018 to July 2019 for prices ranging from \$842,000 to \$1,100,000 or from \$230.31 to \$318.63 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

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<sup>2</sup> The appraiser did not disclose in the comparable sales grid the exterior construction of the subject or his comparables, nor did he provide data regarding the number of fireplaces, if any, of the subject or his comparables have.

<sup>3</sup> The appraiser noted that the quality construction adjustments were made to comparables with all frame construction having slightly decreased appeal in comparison to all masonry construction.

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 appellant submitted an appraisal of the subject property with a final value conclusion of \$680,000 as of January 1, 2019, while the board of review submitted five comparable sales to support their respective positions.

The Board gives little weight to the value conclusion in the appellant's appraisal report due to the appraiser's use of comparable #1 which is a new construction home, comparable #3 which is a considerably smaller dwelling than the subject, comparable #4 which is 25 years older in age than the subject dwelling and comparable #6 which is a significantly larger dwelling than the subject dwelling, when there were other more similar comparable sales available as displayed by the board of review comparable sales. The Property Tax Appeal Board finds each of these factors undermine the credibility of the appraiser's conclusion of value. Thus, the Board will examine the raw sales data contained within the appraisal report along with the board of review comparable sales data.

The record contains ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's appraiser's comparables #1, #3, #4 and #6 for the reasons previously described. The Board gives reduced weight to board of review comparable #3 due to its distant location from the subject being more than one mile away. The Board finds the best evidence of market value to be appraisal sales #2 and #5, along with board of review comparables #1, #2 and #4. These comparables are similar to the subject in location, dwelling size, design, age and most features. The properties sold from May 2018 to July 2019 for prices ranging from \$520,000 to \$1,100,000 or from \$170.44 to \$318.63 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$770,167 or \$238.59 per square foot of living area, including land, which is within the range established by the best comparable sales contained in the record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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.

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Chairman



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Member



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Member



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Member

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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: November 16, 2021



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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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