



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

APPELLANT: Perry Stein
DOCKET NO.: 19-04602.001-R-1
PARCEL NO.: 15-34-101-030

The parties of record before the Property Tax Appeal Board are Perry Stein, 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 **A Reduction** 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: \$31,150
IMPR.: \$124,225
TOTAL: \$155,375

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 frame exterior construction with 2,654 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 400 square foot garage. The property has a 10,026 square foot site and 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 information on five comparable sales located within 0.27 of a mile from the subject property. The comparables have sites that range in size from 8,803 to 9,918 square feet of land area and are improved with two-story dwellings of frame exterior construction that range in size from 2,502 to 2,820 square feet of living area. The dwellings were built in either 1990 or

1992. Each comparable has a basement, four with finished area,¹ central air conditioning, one fireplace and a either a 400 or a 441 square foot garage. The properties sold from March to August 2019 for prices ranging from \$325,000 to \$530,000 or from \$124.14 to \$193.84 per square foot of living area, land included.

The appellant also submitted the Multiple Listing Service (MLS) sheets on its comparables #1, #3, #4 and #5. The MLS sheet for comparable #1 describes the property as needing cosmetic updates and advertised as “your chance to buy below market value.” The MLS sheet for comparable #4 reported the property to have a finished basement. Based on this evidence, the appellant requested the subject’s assessment be reduced to \$145,955 which reflects a market value of \$437,909 or \$165.00 per square foot of living area, land included, when applying 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 \$158,339. The subject's assessment reflects a market value of \$481,420 or \$181.39 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 five comparable sales located within 0.27 of a mile from the subject property. Board of review comparables #1, #2, #3 and #5 are the same properties as the appellant’s comparables #5, #4, #2 and #3, respectively, which were previously described. The board of review’s comparable #4 is improved with a two-story dwelling of wood siding exterior construction that has 2,576 square feet of living area and was built in 1990. Comparable #4 has a basement with finished area, central air conditioning, one fireplace and a 441 square foot garage. The property sold in October 2019 for \$532,000 or \$206.52 per square foot of living area, land included. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains six comparable sales for the Board’s consideration as four of the properties were common to both parties. The Board gives less weight to the appellant’s comparable #1 which was reported in its MLS sheet as priced below market value.

The Board finds the best evidence of market value to be the remaining comparables which are similar to the subject in location, age, design and dwelling size. These comparables sold from

¹ Basement finished area for comparable #4 was disclosed in the Multiple Listing Service sheet submitted by the appellant.

March to October 2019 for prices ranging from \$470,000 to \$532,000 or from \$177.09 to \$206.52 per square foot of living area, including land. Most weight was given to appellant comparable #2/board of review comparable #3 which is the only comparable with an unfinished basement like the subject and sold for \$470,000 or \$177.09 per square foot of living area, land included. The subject's assessment reflects a market value of \$481,420 or \$181.39 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. However, given the subject's unfinished basement, the assessment appears to be excessive and a reduction in the subject's assessment is 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 15, 2022



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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