



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

APPELLANT: Marvin Margolis
DOCKET NO.: 19-04764.001-R-1
PARCEL NO.: 16-32-411-097

The parties of record before the Property Tax Appeal Board are Marvin Margolis, 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: \$33,260
IMPR.: \$130,390
TOTAL: \$163,650

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 one-story dwelling of brick exterior construction with 2,044 square feet of living area. The dwelling was constructed in 1991. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 484 square foot garage. The property has a 4,150 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 information on three comparable sales located over 1.2 miles from the subject. The appellant asserted there was only one, one-story home that sold in 2017 within the subject neighborhood. However, it was not utilized in the analysis since it was a dated sale. The three comparables are described as one-story dwellings of brick or wood siding exterior construction that have 1,700 or 1,920 square feet of living area. The dwellings were built in

either 1990 or 1992 and are situated on sites ranging in size from 6,000 to 7,040 square feet of land area. The comparables have concrete slab foundations, central air conditioning and 190 square foot garages. The appellant submitted Multiple Listing Service (MLS) sheets associated with comparable sales #1 and #2. The comparables sold in January or May 2019 for prices ranging from \$210,000 to \$244,075 or from \$123.53 to \$127.12 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 \$163,650. The subject's assessment reflects an estimated market value of \$497,568 or \$243.43 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 rebuttal, the board of review asserted the appellant's comparable sales are located within a greatly inferior neighborhood and none should be considered comparable to the subject.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within .68 miles from the subject, two of which are within the subject's neighborhood. The three comparables are situated on sites ranging in size from 2,790 to 3,610 square feet of land area and are improved with two-story dwellings of brick and wood siding exterior construction that range in size from 1,869 to 2,436 square feet of living area. The dwellings were built from 1992 to 2001. Each comparable has an unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 394 to 441 square feet of building area. The comparables sold from May 2018 to July 2019 for prices ranging from \$440,000 to \$580,000 or from \$235.42 to \$238.47 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 a reduction in the subject's assessment is not warranted.

The record contains six comparable sales for the Board's consideration, none of which are truly similar to the subject due to differences in location or style. Nevertheless, the Board gives less weight the appellant's comparables as they are located over 1 mile from the subject and within a different neighborhood. The Board gives less weight to board of review comparable #3 which is a newer dwelling located within a different neighborhood.

The Board finds the best evidence of market value to be the board of review comparables #1 and #2. Even though both comparables are dissimilar in style, they are located within the immediate subject neighborhood and are relatively similar to the subject in year built, dwelling size and features. These comparables sold in May 2018 and July 2019 for prices of \$440,000 and \$580,000 or \$235.42 and \$238.10 per square foot of living area, including land, respectively. The

subject's assessment reflects an estimated market value of \$497,568 or \$243.43 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on overall market value but higher on a price per square foot basis. However, after considering adjustments to the comparables for differences such as style 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 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:

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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