



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

APPELLANT: Richard Taubman  
DOCKET NO.: 19-06850.001-R-1  
PARCEL NO.: 11-16-413-017

The parties of record before the Property Tax Appeal Board are Richard Taubman, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein, 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:** \$73,702  
**IMPR.:** \$217,549  
**TOTAL:** \$291,251

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 wood siding exterior construction with 2,770 square feet of living area. The dwelling was constructed in 2010. Features of the home include a basement, central air conditioning, two fireplaces, and a 3-car garage. The property has a 7,974 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a desktop appraisal estimating the subject property had a market value of \$800,000 as of January 1, 2019. The appraisal report was prepared without any inspection of the subject property.

Under the sales comparison approach to value, the appraiser analyzed the sales of three comparables located 0.07 to 0.27 of a mile from the subject property. The parcels have sites that

range in size from 3,228 or 5,223 square feet of land area and are improved with two-story homes ranging in size from 2,808 to 3,451 square feet of living area. The homes are 8 or 15 years old. Each home has a basement with finished area and a 2-car garage. The comparables sold from May 2018 to July 2018 for prices ranging from \$755,000 to \$830,000 or from \$240.51 to \$268.87 per square foot of living area, including land. The appraiser also noted that the subject sold in June 2011 for \$760,000. Based on the appraiser's analysis and giving most weight to appraisal comparables #1 and #3, the appraiser estimated an opinion of market value for the subject of \$800,000 as of January 1, 2019.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$266,664 which would reflect a market value of \$800,072 or \$288.83 per square foot of living area, including land, 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 \$291,251. The subject's assessment reflects a market value of \$885,531 or \$319.69 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. The comparable are located from 0.11 to 0.63 of a mile from the subject property and three of the comparables are within the same assessment neighborhood code as the subject property. The comparables are improved with two-story homes of wood siding exterior construction ranging in size from 3,019 to 3,886 square feet of living area. The dwellings were built from 1990 to 2008 with comparable #3 having an effective age of 2005. Each home has an unfinished basement, central air conditioning, from two to four fireplaces, and a garage ranging in size from 488 to 660 square feet of building area. Two of the homes have finished attic area. The comparables sold from May 2018 to November 2019 for prices ranging from \$865,000 to \$1,370,000 or from \$280.48 to \$384.92 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 appellant submitted an appraisal and the board of review submitted five comparable sales to support their respective positions before the Board. The Board has given reduced weight to the value conclusion contained within the appellant's appraisal report as the appraisal omitted pertinent information regarding the comparables, relied on comparables with a much larger homes than the subject, and failed to disclose the adjustments made to the appraisal comparables.

Thus, having analyzed the appraisal, the Board finds that the report fails to produce a credible and/or reliable indicator of the subject's estimated market value and the Board will consider the raw sales data presented in the appraisal and by the board of review.

The record contains a total of eight comparable sales for the Board's consideration. The Board gives less weight to appraisal comparables #1 and #3 and the board of review's comparables #3 and #5, due to differences from the subject in dwelling size.

The Board finds the best evidence of market value to be appraisal comparable #2 and the board of review's comparables #1, #2, and #4, which are similar to the subject in dwelling size, location, age, and most features. These most similar comparables sold from May 2018 to November 2019 for prices ranging from \$755,000 to \$1,212,500 or from \$268.87 to \$384.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$885,531 or \$319.69 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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.



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: March 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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