



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

APPELLANT: Joel Arreazola
DOCKET NO.: 19-08467.001-R-1
PARCEL NO.: 13-16-408-007

The parties of record before the Property Tax Appeal Board are Joel Arreazola, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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: \$37,762
IMPR.: \$234,430
TOTAL: \$272,192

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 wood siding exterior construction with 5,290 square feet of living area.¹ The dwelling was constructed in 1999 and is 20 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 852 square foot garage. The property has an approximately 41,820 square foot site and is located in Lake Barrington, Cuba 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 within 0.37 of a mile from the subject property. The comparables have sites that range in size from 43,181 to 55,808 square

¹ The Board finds the best evidence of the subject's dwelling size was presented in the subject's property record card submitted by the board of review which includes a sketch of the subject's floorplan with dimensions depicting 5,290 square feet of living area.

feet of land area and are improved with two-story dwellings of brick or frame and brick exterior construction that range in size from 3,908 to 5,332 square feet of living area. The dwellings range in age from 11 to 29 years old. Each comparable has a basement with finished area, central air conditioning, two fireplaces and a garage ranging in size from 782 to 1,058 square feet of building area. The properties sold from November 2018 to September 2019 for prices ranging from \$565,000 to \$700,000 or from \$131.28 to \$144.76 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$238,587 which reflects a market value of \$715,833 or \$135.32 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 \$272,192. The subject's assessment reflects a market value of \$827,583 or \$156.44 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 comparable sales located from 1.11 to 1.44 miles from the subject property but located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 78,840 to 155,480 square feet of land area and are improved with two-story dwellings of brick exterior construction that range in size from 4,284 to 5,568 square feet of living area. The homes were built from 1995 to 2006. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 720 to 1,091 square feet of building area. The properties sold from March 2018 to January 2019 for prices ranging from \$775,000 to \$917,000 or from \$153.00 to \$180.91 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six comparable sales for the Board's consideration. The appellant's comparables differ from the subject in dwelling size and/or finished basement, while the board of review comparables differ from the subject in location, finished basement and/or site size. The comparables sold from March 2018 to September 2019 for prices ranging from \$565,000 to \$917,000 or from \$131.28 to \$180.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$827,583 or \$156.44 per square foot of living area, including land, which falls within the range established by the comparable sales in this record. On this limited record, and after considering appropriate adjustments to the comparables for differences from the subject in location, dwelling size, land area and features, the Board finds

the appellant did not demonstrate with a preponderance of the evidence that the subject property is over assessed 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.

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: July 19, 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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