



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

APPELLANT: Arlen Shub  
DOCKET NO.: 19-08470.001-R-1  
PARCEL NO.: 15-32-205-029

The parties of record before the Property Tax Appeal Board are Arlen Shub, 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:** \$31,077  
**IMPR.:** \$97,925  
**TOTAL:** \$129,002

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 2,115 square feet of living area. The dwelling was constructed in 1970 and is 49 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 500 square foot garage. The property has an approximately 9,330 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 Multiple Listing Service (MLS) sheets on comparables #1 and #2 and a grid analysis with information on three comparable sales. The properties are located within 0.43 of a mile from the subject property. The comparables have sites that range in size from 8,775 to 10,605 square feet of land area and are improved with two-story dwellings of frame exterior construction each with 2,115 square feet of living area. The dwellings range in age from 47 to

51 years old. Each comparable has a basement with finished area,<sup>1</sup> central air conditioning, one fireplace and a 500 square foot garage. The properties sold from July 2018 to October 2019 for prices of \$277,500 and \$375,000 or for \$131.21 and \$177.30 per square foot of living area, land included.

The MLS sheet on the appellant's comparable #1 describes the property as having an updated kitchen, bathrooms, newer roof and windows. The MLS sheet on the appellant's comparable #2 describes the property as "needs TLC" and with a finished basement. Based on this evidence, the appellant requested the subject's assessment be reduced to \$114,160 which reflects a market value of \$342,514 or \$161.95 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 \$129,002. The subject's assessment reflects a market value of \$392,223 or \$185.45 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 within 0.44 of a mile from the subject property. The comparables have sites that range in size from 8,770 to 11,880 square feet of land area and are improved with two-story dwellings of wood siding exterior construction each with 2,115 square feet of living area. The homes were built in 1970 or 1971. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a 500 square foot garage. The properties sold from October 2018 to September 2019 for prices ranging from \$400,000 to \$425,000 or from \$189.13 to \$200.95 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 which are similar to the subject in location, age and design and identical to the subject in dwelling size. Of the six comparable properties, five have finished basement unlike the subject property and one comparable was reported to be in "need of TLC." These comparables sold from July 2018 to October 2019 for prices ranging from \$277,500 to \$425,000 or from \$131.21 to \$200.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$392,223 or \$185.45 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate

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<sup>1</sup> The MLS sheet on the appellant's comparable #2 reports the property to have a finished basement.

adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment 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



\_\_\_\_\_  
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: July 19, 2022



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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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