



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

APPELLANT: Mark Newman
DOCKET NO.: 19-08528.001-R-1
PARCEL NO.: 15-32-112-024

The parties of record before the Property Tax Appeal Board are Mark Newman, 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: \$30,652
IMPR.: \$96,940
TOTAL: \$127,592

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 is improved with a two-story dwelling of wood siding exterior construction with 2,115 square feet of living area. The dwelling was built in 1970 and is approximately 49 years old. Features of the home include a full basement that is partially finished with an 809 square foot recreation room, central air conditioning, one fireplace, and an attached garage with 500 square feet of building area. The property has a site with approximately 8,770 square feet of land area 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 six comparable sales improved with two-story dwellings of frame construction each with 2,115 square feet of living area. The dwellings range in age from 47 to 51 years old. One comparable has an unfinished basement. Each comparable has central air conditioning, one fireplace, and a garage with 500 square feet of building area. These

properties have sites ranging in size from 8,775 to 13,150 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from .15 to .58 of one mile from the subject property. The sales occurred from January 2018 to August 2019 for prices ranging from \$277,500 to \$338,000 or from \$131.21 to \$159.81 per square foot of living area, including land. Based on this evidence the appellant requested the subject's total assessment be reduced to \$103,542.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,592. The subject's assessment reflects a market value of \$387,936 or \$183.42 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 the assessment, the board of review submitted information on five comparable sales improved with two-story dwellings of wood siding exterior construction each with 2,115 square feet of living area. The dwellings were built in 1970 and 1971. Four comparables have full basements with three being partially finished with recreation rooms ranging in size from 573 to 602 square feet. Each comparable has central air conditioning and an attached garage with 500 square feet of building area. Four comparables have one or two fireplaces. These properties have sites ranging in size from 8,770 to 11,880 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .23 to .42 of one mile from the subject property. The sales occurred from June 2018 to September 2019 for prices ranging from \$390,000 to \$425,000 or from \$184.40 to \$200.95 per square foot of living area, including land.

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 Board gives less weight to appellant's comparables #2 through #6 and board of review comparable #3 as these properties have no basements unlike the subject's full basement that is partially finished. The Board gives less weight to appellant's comparable sale #1 as the price of this comparable appears to be an outlier with a price of \$277,500 in relation to the other comparables in the record with full basements with prices ranging from \$390,000 to \$425,000. The Board gives most weight to board of review comparables #2, #4 and #5 as each of these comparables is improved with a dwelling that has a full basement that is partially finished with a recreation room as is the subject dwelling. These most similar comparables sold for prices ranging from \$390,000 to \$403,000 or from \$184.40 to \$190.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$387,936 or \$183.42 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence the Board finds 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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COUNTY

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