



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

APPELLANT: Roma Roy
DOCKET NO.: 19-08530.001-R-1
PARCEL NO.: 11-28-111-001

The parties of record before the Property Tax Appeal Board are Roma Roy, 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: \$48,632
IMPR.: \$122,792
TOTAL: \$171,424

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 containing 2,939 square feet of living area. The dwelling was built in 2003 and is approximately 16 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and an attached garage with 419 square feet of building area. The property has a site with approximately 9,220 square feet of land area and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales with sites ranging in size from 10,468 to 14,867 square feet of land area that are improved with two-story dwellings of frame or frame and masonry construction ranging in size from 2,968 to 3,527 square feet of living area. The dwellings range in age from 16 to 20 years old. Each comparable has an unfinished full

basement, central air conditioning, and a garage ranging in size from 430 to 609 square feet of building area. Three comparables have one fireplace. The comparables are located from approximately .10 to .92 of one mile from the subject property and two have the same assessment neighborhood code as the subject property. The sales occurred from February 2018 to July 2019 for prices ranging from \$462,500 to \$565,000 or from \$153.94 to \$160.19 per square foot of living area, including land.

The appellant's submission also included brief in which counsel calculated the sale price per square foot of building by deducting the value of the land reflected by the assessment from the total sale price to arrive at a building residual value per square foot, which ranged from \$109.14 to \$118.82.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$159,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,424. The subject's assessment reflects a market value of \$521,204 or \$177.34 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 with comparable sale #3 being the same property as appellant's comparable sale #2. The comparables are improved with two-story dwellings of wood siding exterior construction ranging in size from 2,681 to 3,378 square feet of living area that were built in 2002 and 2003. Each comparable has an unfinished full basement, central air conditioning, and an attached garage ranging in size from 410 to 598 square feet of building area. Two comparables have one fireplace. These properties have sites ranging in size from 9,870 to 11,800 square feet of land area. The comparables are located along the same street as the subject property, have the same assessment neighborhood code as the subject property, and are located within approximately .12 of one mile from the subject property. The sales occurred from June 2018 to September 2018 for prices ranging from \$520,000 to \$577,500 or from \$153.94 to \$210.74 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 record contains six sales submitted by the parties with one comparable being a common sale. The Board gives less weight to appellant's comparables sales #1 and #3 due to differences from the subject property in location. The four remaining comparables have the same assessment neighborhood code as the subject property as well as being located within approximately .12 of

one mile and along the same street as the subject property. The comparables are similar to the subject dwelling in age and features. These dwellings range in size from 2,681 to 3,527 square feet of living area. The sales occurred from June 2018 to July 2019 for prices ranging from \$520,000 to \$577,500 or from \$153.94 to \$210.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$521,204 or \$177.34 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 the Board finds the assessment of the subject property as established by the board of review is correct 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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COUNTY

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