



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

APPELLANT: Steve Furman  
DOCKET NO.: 19-08538.001-R-1  
PARCEL NO.: 16-29-110-021

The parties of record before the Property Tax Appeal Board are Steve Furman, 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:** \$53,646  
**IMPR.:** \$223,878  
**TOTAL:** \$277,524

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 brick exterior construction containing 3,455 square feet of living area. The dwelling was built in 2006 and is approximately 13 years old. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and an attached garage with 672 square feet of building area. The property has an 11,250 square foot site and is located in Deerfield, West Deerfield 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 improved with two-story dwellings of brick or frame and masonry exterior construction ranging in size from 3,327 to 3,656 square feet of living area. The dwellings range in age from 5 to 15 years old. Each comparable has a full or partial basement with one having finished area, central air conditioning, one fireplace, and a garage ranging in size from 440 to 712 square feet of building area. These properties have sites

ranging in size from approximately 7,700 to 15,250 square feet of land area. The comparables have the same assessment neighborhood code as the subject. The sales occurred from March 2018 to July 2019 for prices ranging from \$750,000 to \$842,000 or from \$213.74 to \$230.31 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 that ranged from \$172.83 to \$186.28.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$259,267.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$277,524. The subject's assessment reflects a market value of \$843,794 or \$244.22 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 brick, wood siding, or brick and wood siding exterior construction ranging in size from 3,076 to 3,874 square feet of living area. The dwellings were built from 2002 to 2008. Each comparable has a full basement with two being partially finished with recreation rooms with 1,000 or 1,342 square feet. Each comparable has central air conditioning, one fireplace, and an attached garage ranging in size from 440 to 691 square feet of building area. These properties have sites ranging in size from 8,400 to 9,480 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .29 to .38 of one mile from the subject property. The sales occurred from February 2018 to July 2019 for prices ranging from \$745,000 to \$974,500 or from \$223.35 to \$271.31 per square foot of living area, including land. Board of review comparable #2 is the same property as appellant's comparable #2.

### **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 information on eight comparable sales to support their respective positions with one comparable being common to both parties. The Board gives less weight to appellant's comparable #4 and board of review comparables #1 and #5 as each property has a basement partially finished with a recreation room whereas the subject has an unfinished basement. The remaining comparables are relatively similar to the subject in age, size and features. These comparables have dwellings that range in size from 3,382 to 3,874 square feet of living area.

Each comparable has an unfinished basement, central air conditioning, one fireplace, and an attached garage that range in size from 440 to 691 square feet of building area. These most similar comparables sold for prices ranging from \$750,000 to \$974,500 or from \$213.74 to \$271.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$843,794 or \$244.22 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.

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Chairman



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Member



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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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