



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

APPELLANT: Jesse Dick
DOCKET NO.: 20-01239.001-R-1
PARCEL NO.: 13-11-400-285

The parties of record before the Property Tax Appeal Board are Jesse Dick, the appellant(s), 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: \$16,693
IMPR.: \$79,628
TOTAL: \$96,321

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 2020 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 residential condominium unit of wood siding exterior construction with 1,410 square feet of living area. The condominium was constructed in 1978. Features of the property include a full walk-out basement partially finished with a recreation room, central air conditioning, two fireplaces and a detached garage with 242 square feet of building area. The property has a 1,410 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 five comparable sales improved with two-story residential condominiums of wood siding exterior construction ranging in size from 1,410 to 1,483 square feet of living area. The homes were built from 1977 to 1981. Each comparable has a full basement, one being a walk-out, partially finished with a recreation room, central air

conditioning, one or two fireplaces, and a detached garage with 242 or 484 square feet of building area. The comparables have sites ranging in size from 1,410 to 1,490 square feet of land area and are located from approximately .15 to .43 of one mile from the subject property. The sales occurred from April 2019 to June 2020 for prices ranging from \$219,900 to \$280,000 or from \$151.55 to \$188.81 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$88,788.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$96,321. The subject's assessment reflects a market value of \$289,339 or \$205.21 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales with comparables #3 and #5 being the same comparables as appellant's comparables #2 and #1, respectively. The comparables are improved with two-story residential condominiums of wood siding exterior construction ranging in size from 1,410 to 1,530 square feet of living area. The homes were built from 1978 to 1981. Each comparable has a full basement, one being a walk-out, partially finished with a recreation room, central air conditioning, one or two fireplaces, and a detached garage with 242 or 484 square feet of building area. The comparables have sites ranging in size from 1,410 to 1,530 square feet of land area and are located from approximately .01 to .22 of one mile from the subject property. The sales occurred from January 2019 to November 2020 for prices ranging from \$269,000 to \$357,500 or from \$176.47 to \$253.55 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 comparable sales in the record support the assessment of the subject property.

The record contains eight comparable sales submitted by the parties to support their respective positions with two comparables being common to the parties. The comparables are improved with residential condominium units similar to the subject in age, style, construction, size and most amenities. The Board, however, gives little weight to appellant's comparables #3, #4 and #5 as they are more distant from the subject in location than the remaining comparables. The Board gives most weight to appellant's comparables #1 and #2 as well as the board of review comparables, which includes the two common comparables submitted by the parties. These five comparables sold for prices ranging from \$269,000 to \$357,500 or from \$176.47 to \$253.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$289,339 or \$205.21 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 these sales demonstrate the subject property is not overvalued 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:

September 20, 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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