



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

APPELLANT: Merton Feldstein  
DOCKET NO.: 20-01481.001-R-2  
PARCEL NO.: 16-23-207-096

The parties of record before the Property Tax Appeal Board are Merton Feldstein, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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:** \$192,543  
**IMPR.:** \$389,784  
**TOTAL:** \$582,327

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 consists of a 2-story dwelling of stucco exterior construction with 5,942 square feet of living area. The dwelling was constructed in 2006 and is approximately 14 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 698 square foot attached garage. The property has an approximately 47,670 square foot site and is located in Highland Park, Moraine 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 presented in two grid analyses. The comparables are located from 0.05 to 0.36 of a mile from the subject and four comparables are within the same assessment neighborhood code as the subject. The parcels range in size from 15,990 to 54,030 square feet of land area and are improved with 2-story or 2.5-story homes of brick, stucco, stone, or brick and wood siding exterior construction ranging in size from 5,325 to

5,993 square feet of living area. The dwellings were built from 1888 to 2005 with comparables #2, #3, and #5 having effective ages of 1935, 1955, and 1895, respectively. Each home has a basement with finished area, central air conditioning, one to four fireplaces, and an attached garage ranging in size from 418 to 864 square feet of building area. The comparables sold from February 2017 to August 2020 for prices ranging from \$950,000 to \$1,650,000 or from \$177.11 to \$280.90 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$438,237 which would reflect a market value of \$1,314,842 or \$221.28 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 \$582,327. The subject's assessment reflects a market value of \$1,749,255 or \$294.39 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 three comparable sales. The comparables are located from 0.30 to 0.70 of a mile from the subject and two comparables are within the same assessment neighborhood code as the subject. The parcels range in size from 19,640 to 37,280 square feet of land area and are improved with 2-story homes of stone, wood siding, or stone and wood siding exterior construction ranging in size from 4,975 to 5,636 square feet of living area. The dwellings were built from 1996 to 2007. Each home has a basement, two of which have finished area,<sup>1</sup> central air conditioning, one or four fireplaces, and an attached garage ranging in size from 576 to 898 square feet of building area. Comparable #2 also has a 757 square foot detached garage. The comparables sold from September 2019 to September 2020 for prices ranging from \$1,475,000 to \$2,337,500 or from \$267.92 to \$440.12 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

### **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 a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, due to sales dates less proximate in time to the January 1, 2020 assessment date than other comparables in this record and/or substantial differences from the subject in age/effective age. The Board gives less weight to the board of review's comparable #2, which is a much smaller home than the subject dwelling, lacks finished basement area which is a feature of the subject, and has two garages unlike the subject.

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<sup>1</sup> Although the board of review described comparable #3 as having a crawl space foundation, the board of review also disclosed that this property has finished basement area, indicating that this comparable has a partial basement.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #3, which are relatively similar to the subject in dwelling size, age, location, and most features. These most similar comparables sold in September 2019 and July 2020 for prices of \$2,337,500 and \$1,510,000 or \$440.12 and \$267.92 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,749,255 or \$294.39 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, 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: October 18, 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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