



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

APPELLANT: Joel Brodsky  
DOCKET NO.: 20-03659.001-R-1  
PARCEL NO.: 15-28-101-061

The parties of record before the Property Tax Appeal Board are Joel Brodsky, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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:** \$26,810  
**IMPR.:** \$146,902  
**TOTAL:** \$173,712

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 two-story dwelling of frame and brick<sup>1</sup> exterior construction with 3,166 square feet of living area. The dwelling was constructed in 1993. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 462 square foot garage. The property has an approximately 13,290 square foot site 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 three comparable sales with the same assessment neighborhood code as the subject and located within .48 of a mile from the subject property. The comparables have sites containing 8,874 or 10,004 square feet of land area. The comparables are

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<sup>1</sup> The subject's property record card presented by the board of review disclosed the subject dwelling has an exterior construction of frame and brick, which was not refuted by the appellant.

improved with two-story dwellings of frame exterior construction ranging in size from 2,654 to 3,680 square feet of living area. The dwellings were each built in 1988 with comparable #1 having a reported effective age of 1989. The comparables each have a basement with finished area, central air conditioning, one fireplace and either a 441 or 552 square foot garage. The comparables sold in February or September 2019 for prices of \$460,000 or \$525,000 or from \$142.66 to \$173.32 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$149,842, which would reflect a market value of \$449,571 or \$142.00 per square foot of living area, including land, when using 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 \$173,712. The subject's assessment reflects a market value of \$521,814 or \$164.82 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 four comparable sales located from .14 of a mile to 1.29 miles from the subject property, two of which have the same assessment neighborhood code as the subject. Board of review comparable #1 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 10,000 to 12,910 square feet of land area. The comparables are improved with two-story dwellings of wood siding or wood siding and brick exterior construction ranging in size from 2,632 to 3,558 square feet of living area. The dwellings were built from 1988 to 1991. The comparables each have a basement, three of which are finished with a recreation room. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 441 to 552 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from February 2019 to December 2020 for prices ranging from \$505,000 to \$575,000 or from \$150.72 to \$191.87 per square foot of living area, including land. 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 six suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the board of review comparables #3 and #4 due to their distant locations from the subject being more than one mile away. Furthermore, board of review comparable #3 has an inground swimming pool, not a feature of the subject.

The Board finds the best evidence of market value to be the parties' four remaining comparable sales, which includes the common comparable. These comparables are similar to the subject in location, dwelling size, design, age and some features. The comparables sold from February 2019 to December 2020 for prices ranging from \$460,000 to \$525,000 or from \$142.66 to \$191.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$521,814 or \$164.82 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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



\_\_\_\_\_  
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: January 17, 2023



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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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