



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

APPELLANT: Steve Radis
DOCKET NO.: 20-03676.001-R-1
PARCEL NO.: 15-14-403-052

The parties of record before the Property Tax Appeal Board are Steve Radis, 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: \$65,701
IMPR.: \$137,280
TOTAL: \$202,981

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 brick exterior construction with 3,080 square feet of living area. The dwelling was built in 1970 with an effective built date of 1972. Features of the home include a basement with a recreation room, central air conditioning, one fireplace, and a 550 square foot garage. The subject property has an approximately 19,600 square foot site and is located in Lincolnshire, Vernon 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 with the same assessment neighborhood code as the subject and located from 0.52 of a mile to 1.05 miles from the subject property. The comparables are improved with 1.5-story or 2-story dwellings of brick or brick and wood siding exterior construction that were built from 1965 to 1974 with comparable #1 having an effective built date of 1971. The dwellings range in size from 2,580 to 3,431 square

feet of living area and are situated on sites that range in size from 20,040 to 30,930 square feet of land area. Each comparable has a basement with three having recreation rooms, central air conditioning, one fireplace, and a garage ranging in size from 456 to 874 square feet of building area. The comparables sold from December 2018 to February 2020 for prices ranging from \$180,000 to \$488,000 or from \$64.54 to \$172.87 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$147,549 reflecting a market value of \$442,691 or \$143.73 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 \$202,981. The subject's assessment reflects an estimated market value of \$609,736 or \$197.97 per square foot of living area, land included, when applying the 2020 three-year average median level of assessment for Lake County of 33.29%.

In support of the subject's assessment, the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject property and located within 0.86 of a mile from the subject. The comparables are improved with 1.5-story or 2-story dwellings of brick or wood siding exterior construction that were built from 1966 to 1976 with effective built dates from 1967 to 1976. The dwellings range in size from 2,730 to 3,319 square feet of living area and are situated on sites that range in size from 20,040 to 37,030 square feet of land area. Four comparables have basements with two having recreation rooms and one comparable has a crawl space foundation. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 456 to 667 square feet of building area. The comparables sold from July 2019 to October 2020 for prices ranging from \$610,000 to \$750,000 or from \$189.45 to \$274.73 per square foot of living area, land included. 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 no reduction in the subject's assessment is warranted.

The record contains ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #4 as well as board of review comparable #1 and #4 which lack recreation rooms, a feature of the subject. The Board gives less weight to the appellant's comparable #2 and board of review comparable #5 due to their larger site sizes than the subject and/or lack a basement, a feature of the subject. The Board gives less weight to the appellant's comparable #3 which differs from the subject in dwelling size and also has a sale date that is less proximate to the subject's January 1, 2020 valuation date at issue, and less likely to reflect the subject's market value for the assessment date at issue. The Board gives reduced

weight to the appellant's comparable #5 which is less proximate in location to the subject than the other comparables in the record.

The Board finds the best evidence of market value to be board of review comparables #2 and #3 which are similar to the subject in location, age, site size, dwelling size and most features. These comparables sold in August and October 2020 for prices of \$610,000 and \$710,000 or for \$216.77 and \$244.41 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$609,736 or \$197.97 per square foot of living area, land included, which is bracketed by the two best comparable sales in this record on an overall basis but below on a per square foot basis. After considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction in the subject's 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.



Chairman



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: January 17, 2023



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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