



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

APPELLANT: Marina Conter
DOCKET NO.: 20-03817.001-R-1
PARCEL NO.: 15-28-306-018

The parties of record before the Property Tax Appeal Board are Marina Conter, 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: \$29,356
IMPR.: \$120,629
TOTAL: \$149,985

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 tri-level dwelling of wood siding exterior construction with 2,028 square feet of living area. The dwelling was constructed in 1985. Features of the home include a finished lower level, a basement with finished area, central air conditioning, a fireplace, and a garage containing 420 square feet of building area. The property has a 6,930 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 four comparable sales located within .52 of a mile and within the same assessment neighborhood code as the subject. The comparables consist of split-level dwellings of frame exterior construction containing either 1,852 or 2,205 square feet of living area. The homes were built from 1978 to 1980. Each dwelling has central air conditioning, a

finished lower level, a basement with two having finished area,¹ and a garage containing either 462 or 480 square feet of building area. Two comparables each have one or two fireplaces. The parcels range in size from 6,825 to 8,505 square feet of land area. The comparables sold from May 2019 to May 2020 for prices ranging from \$355,000 to \$440,000 or from \$175.06 to \$199.55 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$130,165.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$149,985. The subject's assessment reflects a market value of \$450,541 or \$222.16 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 located within .52 of a mile and within the same assessment neighborhood code as the subject. Comparables #2 and #3 are the same properties as appellant's comparables #4 and #1, respectively. The comparables consist of tri-level dwellings of wood siding exterior construction containing either 2,028 or 2,205 square feet of living area. The dwellings were built from 1978 to 1985. Each dwelling has central air conditioning and a garage containing either 420 or 480 square feet of building area. Three comparables each have one or two fireplaces, and three comparables each have a basement with two having finished area. The parcels contain either 6,830 or 11,030 square feet of land area. The comparables sold from September 2019 to November 2020 for prices ranging from \$410,000 to \$490,000 or from \$185.94 to \$241.62 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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, with two comparables being common to the parties. The Board gives less weight to the appellant's comparable #1/board of review comparable #3 and appellant comparable #2 as well as board of review comparables #3 through #5 which lack basements and/or finished basement area when compared to the subject.

¹ The parties differ as to the basement finish of appellant comparable #4, which is the same property as board of review comparable #2. The Board finds the appellant's grid, which reports an 862 square foot recreation room, to be the best evidence of basement finish. Additionally, the appellant submitted a Multiple Listing Service sheet for appellant comparable #3 which states that the property has a "finished English walk-out basement featuring big rec rm" and "also huge sub-bsmt."

The Board finds the best evidence of market value to be appellant's comparable #3 along with board of review comparable sales #1 and #2/appellant comparable #4 which are similar to the subject in age, dwelling size, and features, and where board of review comparable #1 is identical to the subject in all respects. These most similar comparables sold for prices ranging from \$386,000 to \$490,000 or from \$175.06 to \$241.62 per square foot of living area, including land. The subject's assessment reflects a market value of \$450,541 or \$222.16 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 and after considering 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

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: February 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Marina Conter, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
123 W. Madison St.
Suite 1704
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085