



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

APPELLANT: Max Nadjari  
DOCKET NO.: 20-03891.001-R-1  
PARCEL NO.: 15-21-203-003

The parties of record before the Property Tax Appeal Board are Max Nadjari, 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:** \$21,402  
**IMPR.:** \$101,233  
**TOTAL:** \$122,635

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 one-story dwelling of wood siding exterior construction with 1,979 square feet of living area. The dwelling was built in 1955 and has a reported effective year built 1970. Features of the home include a crawl space foundation, central air conditioning, and a 1,260 square foot garage. The property has a 20,038 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 located in Buffalo Grove and 2.24 to 2.33 miles from the subject property. The comparables have sites ranging in size from 6,825 to 12,584 square feet of land area and are improved with one-story dwellings of frame exterior construction ranging in size from 1,849 to 2,056 square feet of living area. The dwellings were built from 1970 to 1979. Comparables #3 and #4 both have a reported effective year built of

1972. Each comparable has central air conditioning and a garage ranging in size from 399 to 442 square feet of building area. Four comparables each have one or two fireplaces. The comparables sold from January 2019 to March 2020 for prices ranging from \$295,000 to \$337,500 or from \$159.55 to \$174.69 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$122,635. The subject's assessment reflects a market value of \$368,384 or \$186.14 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 .19 to 2.00 miles from the subject property. The comparables have sites ranging in size from 24,390 to 41,730 square feet of land area and are improved with one-story or two-story dwellings of wood siding or brick and wood siding exterior construction ranging. Each dwelling ranges in size from 1,858 to 2,279 square feet of living area and was built from 1959 to 1975. Comparable #1 has an effective year built of 1962. Three comparables have basements with one having a recreation room. One comparable has a crawl space foundation. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 456 to 714 square feet of building area. Comparable #1 has an inground swimming pool and bath house. The properties sold from May 2019 to October 2020 for prices ranging from \$369,900 to \$465,000 or from \$190.87 to \$223.32 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 a total of nine suggested comparable sales for the Board's consideration, none of which are truly similar to the subject due to differences in location, site size, and/or features when compared to the subject. Nevertheless, the Board gives less weight to appellant's comparables which are newer dwellings located in a different city when compared to the subject. The Board gives less weight to board of review comparables #3 and #4 which are dissimilar two-story dwellings when compared to the subject. In addition, each comparable is a newer dwelling than the subject dwelling.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which are most similar to the subject in location, site size, dwelling size and age. However, comparable #1 has a basement, inground swimming pool and a bath house which are not features of the subject suggesting downward adjustments would be appropriate. Both comparables have a

considerably smaller garage size in relation to the subject, suggesting upward adjustments would be appropriate. These best comparables sold in May 2019 and September 2020 for prices of \$369,900 and \$431,000 or \$199.09 and \$223.32 per square foot of living area, including land. The subject's assessment reflects a market value of \$368,384 or \$186.14 per square foot of living area, including land, which is below the two best comparable sales in the record both on overall price and price per square foot. After considering adjustments to the best comparables for differences including features when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not 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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