



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

APPELLANT: Gerald B. Fleischman
DOCKET NO.: 20-03902.001-R-1
PARCEL NO.: 15-18-401-038

The parties of record before the Property Tax Appeal Board are Gerald B. Fleischman, 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: \$48,672
IMPR.: \$150,373
TOTAL: \$199,045

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 and stone exterior construction with 3,329 square feet of living area. The dwelling was built in 2007. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 600 square foot garage. The property has a 19,166 square foot site and is located in Long 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 .47 to 2.73 miles from the subject property. The appellant noted comparables #2, #3 and #4 are located in Ela Township. The comparables have sites ranging in size from 40,496 to 137,214 square feet of land area and are improved with one-story dwellings of frame or brick exterior construction ranging in size from 2,853 to 3,319 square feet of living area. The dwellings were built from 1974 to 1985 with

the oldest comparable having an effective year built of 1985. The comparables have basements, with one having finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 830 to 1,372 square feet of building area. The appellant's evidence disclosed comparable #3 was rehabbed in 2001. The comparables sold from May 2019 to March 2020 for prices ranging from \$472,500 to \$565,000 or from \$142.36 to \$190.30 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 \$199,045. The subject's assessment reflects a market value of \$597,912 or \$179.61 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 from .04 to 1.28 miles from the subject. The comparables have sites ranging in size from 9,140 to 84,940 square feet of land area and are improved with one-story to two-story dwellings of wood siding, brick, or wood siding and brick exterior construction ranging in size from 3,152 to 3,532 square feet of living area. The dwellings were built from 1979 to 2004 and have basements with three having finished area. Each comparable has central air conditioning, one or two fireplaces, and garage ranging in size from 576 to 962 square feet of building area. The comparables sold from March 2019 to November 2020 for prices ranging from \$585,000 to \$641,000 or from \$181.20 to \$199.56 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. The Board finds neither party presented comparables that are truly similar to the subject due to differences in location, site size, design, age, and/or features. Nevertheless, the Board gives less weight to appellant's comparables #2, #3 and #4 which are located in a different township over 2.6 miles from the subject. The Board gives less weight to board of review comparables #1, #2 and #5 due to differences in design when compared to the subject. The Board gives most weight to appellant's comparable #1 along with board of review comparables #3 and #4 which are more similar in location and design. However, adjustments to these comparables would have to be considered for differences in site size, age, and features when compared to the subject. Nevertheless, these comparables sold from March to November 2020 for prices ranging from \$472,500 to \$641,000 or from \$142.36 to \$199.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$597,912 or \$179.61 per square foot of living

area, including land, which is within the range established by the best comparable sales in the record. After considering adjustments to the 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 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: 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

Gerald B. Fleischman, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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