



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

APPELLANT: Robert Stawiarski
DOCKET NO.: 20-03975.001-R-1
PARCEL NO.: 15-32-306-017

The parties of record before the Property Tax Appeal Board are Robert Stawiarski, 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: \$37,280
IMPR.: \$104,059
TOTAL: \$141,339

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 wood siding exterior construction with 2,115 square feet of living area constructed in 1969. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 500 square foot garage. The property has an approximately 11,880 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 five comparable sales located within 0.73 of a mile from the subject property. The comparables have sites that range in size from 8,770 to 11,880 square feet of land area and are improved with two-story dwellings of wood siding exterior construction all with 2,115 square feet of living area and built 1970. Three comparables have a basement with finished area and two comparables have a crawl space foundation. Each dwelling has central air

conditioning and a 500 square foot garage. Four comparables each have one fireplace. The properties sold from March to October 2019 for prices ranging from \$279,000 to \$403,000 or from \$131.91 to \$190.54 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$125,305 which reflects a market value of \$375,953 or \$177.76 per square foot of living area, land included, when applying 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 \$141,339. The subject's assessment reflects a market value of \$424,569 or \$200.74 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 0.07 of a mile to 1.13 miles from the subject property. The comparables have sites that range in size from 7,200 to 10,610 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that range in size from 2,115 to 2,358 square feet of living area. The homes were built from 1968 to 1987. Each comparable has a basement, two with finished area, central air conditioning and a garage ranging in size from 400 to 500 square feet of building area. Four comparables each have one fireplace. The properties sold from August 2019 to October 2020 for prices ranging from \$465,000 to \$488,000 or from \$198.47 to \$229.79 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 ten comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #5 which have crawl space foundations in contrast to the subject's basement foundation. The Board gives less weight to board of review comparables #3, #4 and #5 which are dissimilar in age when compared to the subject and other dwellings in the record.

The Board finds the best evidence of market value to be appellant comparables #2, #3 and #4 along with board of review comparables #1 and #2 which are more similar to the subject in location, age, design and dwelling size, but have varying degrees of similarity to the subject in site size and basement finish. These comparables sold from March 2019 to October 2020 for prices ranging from \$375,000 to \$486,000 or from \$177.30 to \$229.79 per square foot of living area, including land. Board of review comparable #2 is considered to be most similar to the subject. This property sold in April 2020 for a price of \$465,000 or \$219.86. The subject's assessment reflects a market value of \$424,569 or \$200.74 per square foot of living area,

including land, which falls within the range established by the best comparable sales in this record and is further supported by the board of review's comparable #2. After considering appropriate adjustments to the comparables for differences from 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

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COUNTY

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