



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

APPELLANT: Victor Gorin
DOCKET NO.: 20-03987.001-R-1
PARCEL NO.: 15-33-221-016

The parties of record before the Property Tax Appeal Board are Victor Gorin, 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 ***a reduction*** 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: \$42,008
IMPR.: \$131,992
TOTAL: \$174,000

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 is improved with a two-story dwelling of wood siding and brick exterior construction that was built in 1993 and contains 3,166 square feet of living area. Features of the home include a full basement with a 1,779 square foot recreation room, central air conditioning, one fireplace, 3½ bathrooms, and an attached garage with 441 square feet of building area. The property has a 10,480 square foot site 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 improved with two-story dwellings of wood siding or wood siding and brick exterior construction that range in size from 2,618 to 3,558 square feet of living area. The homes were built in 1990 or 1991. Each property has a full basement with four having finished area, central air conditioning, one or two fireplaces, 2½ or 3½ bathrooms and an attached garage that range in size from 441 to 667 square feet of building

area. Comparable #4 also has an inground swimming pool. The comparables have sites ranging in size from 8,900 to 12,410 square feet of land area and are located within .15 of one mile from the subject property. These properties sold from July 2019 to July 2020 for prices ranging from \$325,000 to \$575,000 or from \$124.14 to \$167.25 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$159,835.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$192,412. The subject's assessment reflects a market value of \$577,987 or \$182.56 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 three comparable sales with comparable #2 being the same property as appellant's comparable #5. The comparables are improved with two-story dwellings of wood siding or wood siding and brick exterior construction that were built in 1990 and range in size from 2,576 to 3,438 square feet of living area. The comparables each have a full basement with two having finished area, central air conditioning, one or two fireplaces, 2½ or 3½ bathrooms, and an attached garage with either 441 or 667 square feet of building area. The comparables are located within approximately .20 of one mile from the subject property with sites ranging in size from 8,800 to 12,410 square feet of land area. The sales occurred in July or October 2019 for prices ranging from \$530,000 to \$575,000 or from \$167.25 to \$206.52 per square foot of living area, including land.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains seven comparables sales submitted by the parties to support their respective positions with one comparable being common to the parties. The Board gives less weight to appellant's comparable sales #3 and #4 as well as board of review comparable #3 due to differences from the subject dwelling is size and the fact that appellant's comparable #4 has an inground swimming pool, a feature the subject does not have. The Board gives most weight to appellant's comparables #1, #2 and #5 as well as board of review comparables #1 and #2, which includes the common sale. These four properties are improved with homes that range in size from 2,820 to 3,438 square feet of living area and were built in 1990 or 1991. Each comparable has one less bathroom than the subject property suggesting an upward adjustment to the comparables would be appropriate for this feature. Appellant's comparable #1 and board of review comparable #1 each have an unfinished basement, unlike the subject's finished basement area, suggesting each would require an upward adjustment for this characteristic. The common comparable submitted by the parties has a larger garage than the subject property and an additional fireplace, suggesting downward adjustments to the comparable would be appropriate

for these amenities. These four comparables sold for prices ranging from \$465,000 to \$575,000 or from \$148.09 to \$187.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$577,987 or \$182.56 per square foot of living area, including land, which is above the overall price range established by the best comparable sales in this record but within the range on a per square foot of living area basis. The Board finds, however, the comparable with the higher price on a per square foot basis is approximately 10% smaller than the subject dwelling, which accounts for the property's higher unit value. Based on this evidence the Board finds a reduction in the subject's assessment is appropriate.

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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