



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

APPELLANT: Chris Rinder
DOCKET NO.: 20-04010.001-R-1
PARCEL NO.: 16-32-108-023

The parties of record before the Property Tax Appeal Board are Chris Rinder, 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: \$49,740
IMPR.: \$75,842
TOTAL: \$125,582

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 split-level¹ dwelling of brick and wood siding exterior construction with 1,561 square feet of above ground living area. The dwelling was constructed in 1956. Features of the home include a finished lower level, central air conditioning and a 275 square foot garage. The property has a 9,050 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales with the same assessment

¹ The subject's property record card presented by the board of review contained a schematic diagram and dimensions, which suggests the subject dwelling is a split-level design. Furthermore, the subject's neighborhood code is described as "Deerfield Pk Split Levels," suggesting the dwellings in the neighborhood are split-level designs.

neighborhood code as the subject and located within .16 of mile from the subject property. The comparables have sites with either 9,600 or 10,120 square feet of land area. The comparables are described as one-story dwellings of brick and wood siding exterior construction ranging in size from 1,256 to 1,664 square feet of above ground living area. The dwellings were each built in 1956. The comparables each have a lower level, one of which has finished area. Each comparable has a central air conditioning, two comparables each have one or two fireplaces and two comparables each have a garage containing 264 or 506 square feet of building area. The comparables sold from May 2019 to August 2020 for prices ranging from \$301,000 to \$457,500 or from \$180.89 to \$276.44 per square foot of above ground living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$97,221, which would reflect a market value of \$291,692 or \$186.86 per square foot of above ground living area, including land, when using 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 \$125,582. The subject's assessment reflects a market value of \$377,236 or \$241.66 per square foot of above ground 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 the same assessment neighborhood code as the subject and located within .16 of a mile from the subject property. The board of review's comparable #2 is the same property as the appellant's comparable #3. The comparables have sites with either 9,170 or 10,120 square feet of land area. The comparables are described as one-story dwellings of brick and wood siding exterior construction ranging in size from 1,172 to 1,655 square feet of above ground living area. The dwellings were each built in 1956. The comparables each have a lower level, two of which have finished area. Each comparable has central air conditioning and one comparable has a fireplace. The comparables sold from March 2019 to August 2020 for prices ranging from \$373,500 to \$457,500 or from \$276.44 to \$318.69 per square foot of above ground 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 five suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board has given less weight to the appellant's comparable #1 and board of review comparables #1 and #3 due to their smaller dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3/board of review #2 which are overall most similar to the subject in dwelling size, design, age and some features. However, both dwellings lack finished area in the lower level and one comparable also lacks a garage, both features of the subject, suggesting upward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold is May and August 2020 for prices of \$301,000 and \$457,500 or for \$180.89 and \$276.44 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$377,236 or \$241.66 per square foot of above ground living area, including land, which is bracketed by the two best comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is 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



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: March 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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