



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

APPELLANT: Stephen Robnick
DOCKET NO.: 20-04012.001-R-1
PARCEL NO.: 16-32-106-011

The parties of record before the Property Tax Appeal Board are Stephen Robnick, 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: \$54,640
IMPR.: \$74,224
TOTAL: \$128,864

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 part one-story and part two-story¹ dwelling of brick and wood siding construction with 1,886 square feet of living area. The dwelling was constructed in 1958. Features of the home include a concrete slab foundation, central air conditioning and a 264 square foot garage. The property has a 10,500 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 five comparable sales with the same assessment neighborhood code as the subject and located within .79 of a mile from the subject property. Four comparables have sites that range in size from 7,300 to 10,790 square feet of land area. No

¹ The Board finds the best description of the story height of the subject dwelling is found in the subject's property record card presented by the board of review, which contained a schematic diagram and dimensions of the dwelling.

site size was provided for comparable #4. The appellant reported the comparables are improved with one-story² dwellings of brick and wood siding exterior construction containing 1,726 or 1,886 square feet of living area. The dwellings were built from 1957 to 1960. The comparables each have a concrete slab foundation, central air conditioning and a garage with either 264 or 324 square feet of building area. Two comparables each have one fireplace. The comparables sold from May 2019 to April 2020 for prices ranging from \$308,000 to \$380,000 or from \$163.31 to \$212.63 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$117,085, which would reflect a market value of \$351,085 or \$186.26 per square foot of 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 \$128,864. The subject's assessment reflects a market value of \$387,095 or \$205.24 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 with the same assessment neighborhood code as the subject and located within .32 of a mile from the subject property. The comparables have sites that range in size from 9,120 to 10,480 square feet of land area. The board of review reported the comparables are improved with one-story³ dwellings of brick and wood siding exterior construction, each with 1,886 square feet of living area. The dwellings were built in 1956 or 1957. Each comparable has a concrete slab foundation, central air conditioning and a 264 square foot garage. Comparable #2 has one fireplace. The comparables sold from May 2019 to August 2020 for prices ranging from \$377,500 to \$425,000 or from \$200.16 to \$225.34 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 nine 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 #4 due to its less similar dwelling size when compared to the subject and the remaining comparables in the record.

² The appellant's comparables each have a ground floor area of 650 square feet with an above ground area of 1,726 or 1,886 square feet, suggesting all the dwellings are part two-story in design.

³ The board of review's comparables each have a ground floor area of 650 square feet with an above ground area of 1,886 square feet, suggesting all the dwellings are part two-story in design.

The Board finds the best evidence of market value to be the parties' remaining comparables, including the common comparable, which are identical to the subject in dwelling size and similar to the subject in location, design, age and some features. The comparables sold from May 2019 to August 2020 for prices ranging from \$308,000 to \$425,000 or from \$163.31 to \$225.34 per square foot of living area, including land. Removing the low and high sales, appellant's comparable #2 and board of review comparable #3, results in a tighter value range from \$350,000 to \$405,000 or from \$185.58 to \$214.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$387,095 or \$205.24 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record and particularly well within the narrower range of sales after eliminating the low and high sales from the analysis. 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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