



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

APPELLANT: Milana Cook
DOCKET NO.: 20-04047.001-R-1
PARCEL NO.: 15-33-301-138

The parties of record before the Property Tax Appeal Board are Milana Cook, 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: \$31,313
IMPR.: \$102,236
TOTAL: \$133,549

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 2-story dwelling of wood siding exterior construction with 2,536 square feet of living area. The dwelling was constructed in 1992. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a garage with 448 square feet of building area. The property has an approximately 3,050 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 three comparable sales with the same assessment neighborhood code as the subject and located within 0.09 of a mile from the subject property. The properties have sites with 2,610 or 3,050 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction with 2,536 square feet of living area. The comparables were built in 1994. Each comparable has a basement with two having finished area,

central air conditioning, and a garage with 448 square feet of building area. Two comparables each have one fireplace. The properties sold from May 2019 to June 2020 for prices ranging from \$353,000 to \$395,000 or from \$139.20 to \$155.76 per square foot of living area, land included. 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 \$133,549. The subject's assessment reflects a market value of \$401,169 or \$158.19 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 0.09 of a mile from the subject. Board of review comparables #2 and #5 are the same properties as the appellant's comparables #1 and #3, respectively. The properties have sites ranging in size from 2,610 to 3,480 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction with 2,266 or 2,536 square feet of living area. The dwellings were built from 1992 to 1994. Each comparable has a basement with two having finished area, central air conditioning, and a garage with 400 or 448 square feet of building area. Four comparables each have one fireplace. The properties sold from January to October 2020 for prices ranging from \$385,000 to \$417,000 or from \$151.81 to \$169.90 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 six suggested comparable sales for the Board's consideration, which included the parties' two common comparables. The Board finds the parties' comparables to be similar in many respects; however, the comparables presented by the appellant, including the two common comparables, and board of review comparables #1 and #4 are identical to the subject in dwelling size, have the same neighborhood code, and have many identical features to the subject. Thus, the Board has given lesser weight to the board of review comparable #3 which differs in dwelling size from the subject. The five most similar properties sold from May 2019 to October 2020 for prices ranging from \$353,000 to \$417,000 or from \$139.20 to \$164.43 per square foot of living area, land included. The subject's assessment reflects a market value of \$401,169 or \$158.19 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. Based on the record, the Board finds a reduction in the subject's estimated market value as reflected by its 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



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:

May 16, 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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