



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

APPELLANT: Mark Trager
DOCKET NO.: 20-04054.001-R-1
PARCEL NO.: 16-05-202-140

The parties of record before the Property Tax Appeal Board are Mark Trager, 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: \$101,154
IMPR.: \$166,983
TOTAL: \$268,137

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 2-story dwelling of brick exterior construction with 3,438 square feet of living area. The dwelling was constructed in 1984. Features of the home include a basement with finished area, central air conditioning, two fireplaces, and a garage containing 680 square feet of building area. The property is located in Lake Forest, 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 located within 0.42 of a mile from the subject property. The appellant reported that the comparables are improved with 1-story, 1.75-story, or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,689 to 4,308 square feet of living area. The homes were built from 1979 to 1986. Each comparable has a basement with two having finished area, central air conditioning, one or two

fireplaces, and one or two garages ranging in size from 483 to 832 square feet of total building area. Comparable #3 has an inground swimming pool. The comparables sold from December 2019 to July 2020 for prices ranging from \$715,000 to \$850,000 or from \$184.85 to \$226.35 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 \$268,137. The subject's assessment reflects a market value of \$805,458 or \$234.28 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 within 0.42 miles from the subject property. Board of review comparables #1, #2, and #5 are the same properties as the appellant's comparables #5, #4, and #2, respectively. The board of review reported that the comparables are improved with 1-story, 1.75-story, or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,208 to 3,917 square feet of living area. The dwellings were built from 1979 to 1986. Each comparable has a basement with two having finished area, central air conditioning, one to three fireplaces, and a garage ranging in size from 648 to 896 square feet of building area. The comparables sold from February to October 2020 for prices ranging from \$835,000 to \$975,000 or from \$217.00 to \$301.67 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 a total of seven suggested comparable sales for the Board's consideration, including the parties' three common comparables. The board gives less weight to the appellant's comparables #2 through #5, which includes the parties' three common comparables, and board of review comparable #4 which differ from the subject in design, dwelling size, and/or lack basement finish, a feature of the subject. Additionally, the appellant's comparable #3 has an inground swimming pool, which the subject lacks.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparable #1 which have basement finish, like the subject, and are similar to the subject in location, design, age, dwelling size, and most features. The properties sold in February and October 2020 for prices of \$715,000 and \$950,000 or for \$184.85 and \$296.13 per square foot of living area, land included. The subject's assessment reflects a market value of \$805,458 or \$234.28 per square foot of living area, land included, which is bracketed by the two

best comparable sales in this record. Based on this record, 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



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Mark Trager, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
123 W. Madison St.
Suite 1704
Chicago, IL 60602

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085