



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

APPELLANT: Bruce Butler
DOCKET NO.: 20-04068.001-R-1
PARCEL NO.: 15-17-304-025

The parties of record before the Property Tax Appeal Board are Bruce Butler, 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: \$46,377
IMPR.: \$184,852
TOTAL: \$231,229

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 brick exterior construction built in 1997 that contains 5,120 square feet of living area. Features of the home include an unfinished full basement, central air conditioning, two fireplaces and an attached garage with 864 square feet of building area. The property has a 20,290 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 three comparable sales improved with two-story dwellings of brick or Dryvit exterior construction that range in size from 4,004 to 6,010 square feet of living area. The homes were built from 1988 to 1994. Each comparable has a full basement with two having finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 567 to 822 square feet of building area. These properties have sites ranging

in size from 21,020 to 43,570 square feet of land area and are located within approximately .09 of one mile from the subject property. The sales occurred from September 2018 to July 2020 for prices ranging from \$471,000 to \$680,000 or from \$113.14 to \$137.85 per square foot of living area, including land. The appellant requested the total assessment be reduced to \$196,361.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$231,229. The subject's assessment reflects a market value of \$694,590 or \$135.66 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 comparable #1 being the same property as appellant's comparable #3. The comparables are improved with two-story dwellings of brick, Dryvit or brick and wood siding exterior construction that range in size from 4,118 to 6,010 square feet of living area. The homes were constructed from 1990 to 1994. Each comparable has a full basement with four having finished area, central air conditioning, one fireplace and an attached garage ranging in size from 630 to 822 square feet of building area. These properties have sites ranging in size from 16,200 to 43,570 square feet of land area and are located from approximately .09 to .56 of one mile from the subject property. The sales occurred from April 2019 to September 2020 for prices ranging from \$640,000 to \$680,000 or from \$113.14 to \$158.14 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains seven sales submitted by the parties to support their respective decisions with one comparable sale being common to the parties. The comparables vary from the subject dwelling in size which diminishes the weight that can be given those sales that are the least similar to the subject dwelling in living area. In reviewing the comparables, the Board gives most weight to appellant's comparable #1, and board of review comparables #3 and #4 as these comparables are most similar to the subject dwelling in size containing from 4,256 to 4,610 square feet of living area and have similar sized sites as the subject property. These three comparables sold for prices ranging from \$625,000 to \$675,000 or from \$137.85 to \$158.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$694,590 or \$135.66 per square foot of living area, including land, which is above the overall price range but below the range established by the best comparable sales in terms of size on a price per square foot of living area basis. The subject's overall higher market value is justified based on the property's larger dwelling size in relation to these properties. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and 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

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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COUNTY

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