



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

APPELLANT: Elaine Burns
DOCKET NO.: 20-04088.001-R-1
PARCEL NO.: 16-08-209-004

The parties of record before the Property Tax Appeal Board are Elaine Burns, 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: \$91,421
IMPR.: \$158,554
TOTAL: \$249,975

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 and wood siding exterior construction with 3,258 square feet of living area. The dwelling was built in 1984. Features of the home include an unfinished full basement, central air conditioning, one fireplace, and a 575 square foot attached garage. The property has an approximately 20,000 square feet of land area and 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 with the same assessment neighborhood code as the subject property and located within 0.17 of a mile from the subject. The comparables have sites with either 13,500 or 15,000 square feet of land area. The appellant reported that the comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,821 to 3,511 square feet of living area. The dwellings were

built from 1985 to 1991 with comparable #1 having an effective year built of 1991. Each comparable has a basement with two having finished area, central air conditioning, one fireplace, and a 420 to 529 square foot attached garage. The properties sold from September 2019 to May 2020 for prices ranging from \$495,000 to \$700,000 or from \$170.69 to \$205.96 per square foot of living area, land included.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$216,581, which would reflect a market value of \$649,808 or \$199.45 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 \$249,975 reflecting a market value of \$750,901 or \$230.48 per square foot of living area, including land, 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 the subject's assessment, the board of review submitted information on five comparable sales with two having the same assessment neighborhood code as the subject property and located within 0.98 of a mile from the subject. Two comparables have sites with either 13,350 or 13,400 square feet of land area. The board of review reported that the five comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,085 to 3,340 square feet of living area. The dwellings were built from 1979 to 1997. Each comparable has a basement with one having finished area, central air conditioning, one to three fireplaces, and a 430 to 896 square foot attached garage. The properties sold from August 2019 to October 2020 for prices ranging from \$780,000 to \$975,000 or from \$239.52 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 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 ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #5 due to differences from the subject in basement finish and/or dwelling size. The Board gives less weight to board of review comparables #3, #4, and #5 which are located in different assessment neighborhood codes than the subject and are less proximate in location from the subject than the other comparables in the record and/or have basement finish, not a feature of the subject.

The Board finds the best evidence of market value to be the parties four remaining comparables which are more similar to the subject in location, design, age, dwelling size, and most features. These four properties sold from September 2019 to July 2020 for prices ranging from \$530,000 to \$800,000 or from \$179.18 to \$252.84 per square foot of living area, land included. The

subject's assessment reflects an estimated market value of \$750,901 or \$230.48 per square foot of living area, land included, which falls within range of the best comparable sales in the record. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's 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

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: February 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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