



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

APPELLANT: Ryan Dau
DOCKET NO.: 20-04097.001-R-1
PARCEL NO.: 16-07-109-005

The parties of record before the Property Tax Appeal Board are Ryan Dau, 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: \$100,978
IMPR.: \$143,998
TOTAL: \$244,976

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 3,352 square feet of living area. The dwelling was built in 1985. Features of the home include a concrete slab foundation, central air conditioning, one fireplace, and a 504 square foot attached garage. The property has an approximately 23,540 square foot site 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 four comparable sales located within 0.35 of a mile from the subject property and with each comparable having the same assessment neighborhood code as the subject. The comparables are improved with 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 2,976 to 3,592 square feet of living area. The dwellings were built from 1965 to 1976 with comparable #3, the oldest, having an effective year

built of 1970. Three comparables each have a basement with two having finished area and one comparable has a slab foundation. Each comparable has central air conditioning, one to three fireplaces, and an attached garage ranging in size from 484 to 1,140 square feet of building area. The properties sold in March 2019 and January 2020 for prices ranging from \$575,000 to \$715,000 or from \$171.85 to \$220.09 per square foot of living area, land included. The appellant disclosed that the subject sold in May 2018 for a price of \$875,000 or \$261.04 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 \$244,976. The subject's assessment reflects a market value of \$735,885 or \$219.54 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 four comparable sales located from 0.08 of a mile to 1.64 miles from the subject with two comparables having the same assessment neighborhood code as the subject. Board of review comparable #3 is the same property as the appellant's comparable #2. The comparables are improved with 1.5-story or 2-story dwellings of brick, wood siding, or brick and wood siding exterior construction ranging in size from 2,976 to 3,282 square feet of living area. The dwellings were built from 1971 to 1994. Three comparables each have a basement with finished area and one comparable has a concrete slab foundation. Each comparable has central air conditioning, one or three fireplaces, and an attached garage ranging in size from 528 to 782 square feet of building area. The properties sold from March 2019 to April 2020 for prices ranging from \$655,000 to \$880,000 or ranging from \$220.09 to \$268.13 per square foot of living area, land included. The board of review's evidence disclosed that the subject sold in May 2018 for a price of \$875,000 or \$261.04 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 seven suggested comparable sales for the Board's consideration, which includes the parties' one common comparable, and the sale of the subject in May 2018. The Board gives less weight to the subject's May 2018 sale date as it occurred 19 months prior to the subject's lien date and thus is less proximate in time to the subject's January 1, 2020 assessment date than the comparables in the record. The Board finds that the seven comparable sales are proximate in time to the subject's assessment date but these comparables while similar to the subject in dwelling size have varying degrees of similarity to the subject in location, age, foundation, and/or other features requiring appropriate adjustments for these differences to make

them more equivalent to the subject. Nevertheless, the parties' comparables sold from March 2019 to April 2020 for prices ranging from \$575,000 to \$880,000 or from \$171.85 to \$268.13 per square foot of living area, land included. The subject's assessment reflects a market value of \$735,885 or \$219.54 per square foot of living area, land included, which falls within the range established by the seven 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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