



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

APPELLANT: Samir Barazi
DOCKET NO.: 20-04531.001-R-1
PARCEL NO.: 07-07-208-010

The parties of record before the Property Tax Appeal Board are Samir Barazi, 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: \$29,845
IMPR.: \$105,142
TOTAL: \$134,987

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 2,889 square feet of living area. The dwelling was constructed in 1993. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 651 square foot garage. The property has an approximately 35,140 square foot site and is located in Gurnee, Warren 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 from 0.11 to 0.20 of a mile from the subject property and within the same assessment neighborhood code as the subject. The comparables have sites that range in size from 25,020 to 58,300 square feet of land area and are improved with either 1.5-story or 2-story dwellings of wood siding exterior construction ranging in size from 2,615 to 2,955 square feet of living area. The dwellings were built from 1989 to 1991. Each comparable has a full basement with two having finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 651 to 902 square feet of

building area. The properties sold from January to December 2019 for prices ranging from \$300,000 to \$395,000 or from \$102.85 to \$151.05 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$115,801, which would reflect a market value of \$347,438 or \$120.26 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 \$134,987. The subject's assessment reflects a market value of \$405,488 or \$140.36 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 0.03 to 0.25 of a mile from the subject and within the same assessment neighborhood code as the subject. The board of review's comparable #3 is the same property as the appellant's comparable #4. The comparables have sites that range in size from 25,020 to 27,090 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,592 to 2,916 square feet of living area. The dwellings were built from 1989 to 1992. Each comparable has a full basement, central air conditioning, one fireplace and a garage ranging in size from 462 to 780 square feet of building area. The properties sold from July 2019 to January 2021 for prices ranging from \$370,000 to \$529,000 or from \$126.89 to \$185.94 per square foot of living area, including land. 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 a total of seven suggested comparable sales for the Board's consideration, with one comparable being common to both parties. The Board gave less weight to the appellant's comparables #1 and #3 along with the board of review comparable #2, for their difference in finished basement area, dissimilar design when compared to the subject and/or the sale date of January 2021 which is one year past the January 2020 assessment date.

The Board finds the best evidence of market value to be the appellant's comparable sales #1, #2 and #4/board of review comparable #3, along with the board of review comparables #1 and #4. These comparables are relatively similar to the subject in location, dwelling size, design, age and some features. The properties sold in January 2019 to December 2020 for prices ranging from \$315,000 to \$529,000 or from \$106.60 to \$185.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$405,488 or \$140.36 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record both in terms of overall market value and on a price per square foot basis. Based on this

record and after considering adjustments to the comparables sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported. Based on this evidence 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: March 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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