



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

APPELLANT: John A. White  
DOCKET NO.: 20-04567.001-R-1  
PARCEL NO.: 14-05-405-010

The parties of record before the Property Tax Appeal Board are John A. White, 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:** \$33,932  
**IMPR.:** \$179,868  
**TOTAL:** \$213,800

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 part 1-story and part 2-story<sup>1</sup> dwelling of brick and wood siding exterior construction with 4,221 square feet of living area. The dwelling was built in 1994. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and an 892 square foot garage. The property has an approximately 40,206 square foot site and is located in Lake Zurich, Ela 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 with the same assessment neighborhood code as the subject property and located within 0.08 of a mile from the subject. The comparables have sites that range in size from 39,980 to 54,540 square feet of land area.

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<sup>1</sup> The best evidence of the subject's story height was found in the schematic drawing presented by the board of review.

The appellant reported that the comparables are improved with 2-story dwellings of brick exterior construction ranging in size from 3,719 to 4,502 square feet of living area. The dwellings were built from 1994 to 1996. Each comparable was reported to have an unfinished full basement with two being walkout styles, central air conditioning, one or two fireplaces, and a 750 to 962 square foot garage. The properties sold from March to September 2019 for prices ranging from \$510,000 to \$610,000 or from \$113.28 to \$158.67 per square foot of living area, land included.

Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$213,800. The subject's assessment reflects a market value of \$642,235 or \$152.15 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 three comparable sales with the same assessment neighborhood code as the subject property and located within 0.62 of a mile from the subject. The comparables have sites that range in size from 42,660 to 51,970 square feet of land area. The board of review reported that the comparables are improved with 1-story<sup>2</sup> or 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,530 to 3,844 square feet of living area. The dwellings were built in either 1994 or 1996. Each comparable has an unfinished full basement with one being a walkout style, central air conditioning, one or two fireplaces, and a 638 to 888 square foot garage. The properties sold from March to September 2020 for prices ranging from \$608,000 to \$674,000 or from \$166.98 to \$175.34 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). 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. The Board finds the parties' comparables to be relatively similar to the subject in location, age, dwelling size, and most features. The comparables sold from March 2019 to September 2020 for prices

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<sup>2</sup> The board of review described comparable #3 as a 1-story dwelling. The board of review's grid disclosed that this comparable has above ground living area of 3,530 with ground floor living of 853 square feet, which suggests that this comparable may be a part 2-story dwelling.

ranging from \$510,000 to \$674,000 or from \$113.28 to \$175.34, land included. The subject's assessment reflects a market value of \$642,235 or \$152.15 per square foot of living area, land included, which falls within the range established by the comparables sales in the record. Based on the record and after considering adjustments to the comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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.

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Chairman



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Member



\_\_\_\_\_  
Member



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Member



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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



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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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