



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

APPELLANT: Mark Belanger
DOCKET NO.: 20-04623.001-R-1
PARCEL NO.: 07-19-401-130

The parties of record before the Property Tax Appeal Board are Mark Belanger, 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: \$17,486
IMPR.: \$89,208
TOTAL: \$106,694

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 two-story dwelling of wood siding exterior construction with 2,372 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full basement with an 860 square foot recreation room, central air conditioning, a fireplace and an attached 578 square foot garage. The property has an 8,710 square foot site and is located in Grayslake, Warren 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 located in the same assessment neighborhood code as the subject property and from .04 to .43 of a mile from the subject. The comparable parcels range in size from 7,840 to 15,250 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The homes were built from 1993 to 1997 and range in size from 2,258 to 2,768 square feet of living area. Each dwelling has a full

basement, three of which have recreation rooms ranging in size from 816 to 1,296 square feet. Features include central air conditioning, a fireplace and an attached garage ranging in size from 462 to 660 square feet of building area. The comparables sold from January 2019 to July 2020 for prices ranging from \$262,500 to \$293,000 or from \$102.14 to \$119.57 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$84,480 which would reflect a market value of \$253,465 or \$106.86 per square foot of living area, including land, when applying 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 \$106,694. The subject's assessment reflects a market value of \$320,499 or \$135.12 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 located in the same assessment neighborhood code as the subject property and from .11 to .46 of a mile from the subject. The comparable parcels range in size from 8,710 to 14,810 square feet of land area and are improved with two-story dwellings of wood siding exterior construction. The homes were built from 1992 to 1995 and range in size from 2,328 to 2,691 square feet of living area. Each dwelling has a full basement and comparable #3 has a 630 square foot recreation room. Four of the homes have central air conditioning and three comparables each have a fireplace. Each comparable has an attached garage ranging in size from 460 to 744 square feet of building area. The comparables sold from May 2019 to December 2020 for prices ranging from \$340,000 to \$380,000 or from \$136.57 to \$160.13 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 parties submitted a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the dwellings that lack finished basement area, which is a feature of the subject dwelling. Therefore, the Board has given reduced weight to appellant's comparables #2 and #5 along with board of review comparables #1, #2, #4 and #5.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #3 and #4 along with board of review comparable sale #3. Each of these comparables are located in

relatively close proximity to the subject, are similar in age, design, exterior construction, foundation type and most features when compared to the subject. These comparables also bracket the subject's dwelling size and age along with having finished basement areas like the subject. These four most similar comparables sold from May 2019 to April 2020 for prices ranging from \$262,500 to \$344,500 or from \$102.14 to \$138.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$320,499 or \$135.12 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this evidence and after considering adjustments for differences to the best comparables in the record, 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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