



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

APPELLANT: Kristina Ruderman
DOCKET NO.: 20-05204.001-R-1
PARCEL NO.: 16-32-217-001

The parties of record before the Property Tax Appeal Board are Kristina Ruderman, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$51,588
IMPR.: \$58,868
TOTAL: \$110,456

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 1-story dwelling of brick and wood siding exterior construction with 1,363 square feet of living area. The dwelling was constructed in 1958. Features of the home include a basement, central air conditioning and a 240 square foot garage. The property has an approximately 9,600 square foot site and is located in Deerfield, 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 properties located within 0.84 of a mile from the subject property. The appellant reported that three comparables have sites ranging from 8,999 to 14,776 square feet of land area. The comparables are improved with 1-story dwellings ranging in size from 1,275 to 1,372 square feet of living area that were built from 1955 to 1959. The comparables each have a basement and a garage ranging in size from 260 to 624 square feet of building area. Three comparables each have central air conditioning. Two comparables each have one fireplace. The comparables sold from March 2018 to June 2020 for prices ranging

from \$242,350 to \$344,000 or from \$180.19 to \$261.80 per square foot of living area, including land. 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 \$110,456. The subject's assessment reflects a market value of \$331,799 or \$243.43 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 within 0.12 of a mile from the subject property. The board of review's comparable #2 is the same property as the appellant's comparable #3. The board of review reported that three comparables have sites ranging from 7,130 to 9,300 square feet of land area. The comparables are improved with 1-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 1,092 to 1,345 square feet of living area. The dwellings were built from 1952 to 1958. Four comparables each have a basement, one of which has finished area and one comparable has a concrete slab foundation. The comparables each have a garage ranging in size from 312 to 624 square feet of building area. Four comparables each have central air conditioning. One comparable has a fireplace. The comparables sold from June 2019 to November 2020 for prices ranging from \$270,000 to \$410,000 or from \$216.35 to \$313.28 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 eight suggested comparable sales for the Board's consideration, as one sale was common to both parties. The Board has given less weight to the appellant's comparables #1, #2 and #4 due to their sales occurring in 2018, less proximate in time to the January 1, 2020 assessment date than the remaining comparable sales in the record. The Board has given less weight to the board of review comparable #4 due to its smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the parties' common comparable along with the board of review comparables #1, #3 and #5. The Board finds that these comparables sold most proximate in time to the assessment date at issue and are more similar to the subject in location, dwelling size, age and features. The comparables sold from June 2019 to November 2020 for prices ranging from \$270,000 to \$410,000 or from \$216.35 to \$313.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$331,799 or \$243.43 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments

to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's 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.



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:

April 18, 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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