



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

APPELLANT: Egon Kahn
DOCKET NO.: 20-05367.001-R-1
PARCEL NO.: 16-15-309-042

The parties of record before the Property Tax Appeal Board are Egon Kahn, 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: \$79,045
IMPR.: \$161,138
TOTAL: \$240,183

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 one-story dwelling of brick¹ exterior construction with 3,058 square feet of living area. The dwelling was constructed in 2000. Features of the home include a partial basement, central air conditioning, two fireplaces and a 440 square foot garage. The property has a 4,430 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from 1.40 to 2.26 miles from the subject property. The comparables have sites that range in size from 3,920 to 36,399 square feet of land area. The comparables are improved with one-story dwellings ranging in size from

¹ The only description of the subject dwelling's exterior construction is found in the evidence provided by the board of review.

2,863 to 3,514 square feet of living area. The dwellings were built from 1956 to 1999 with comparable #3 having a reported effective age of 1989. The comparables each have a basement, one of which has finished area.² Each comparable has central air conditioning, a fireplace and a garage ranging in size from 399 to 519 square feet of building area. The comparables sold from September 2018 to June 2020 for prices ranging from \$675,000 to \$1,070,000 or from \$234.85 to \$304.50 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$224,231, which would reflect a market value of \$672,760 or \$220.00 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 \$240,183. The subject's assessment reflects a market value of \$721,487 or \$235.93 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 located from .16 to 2.81 miles from the subject property. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 6,170 to 20,200 square feet of land area. The comparables are improved with one-story dwellings of Dryvit, brick or wood siding exterior construction ranging in size from 2,913 to 3,514 square feet of living area. The dwellings were built from 1988 to 2006 with comparable #2 having a reported effective age of 2004. Each comparable has a basement, central air conditioning and a garage ranging in size from 519 to 718 square feet of building area. Two comparables each have one or two fireplaces. The comparables sold from June to December 2020 for prices ranging from \$792,000 to \$1,070,000 or from \$267.57 to \$333.68 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 five suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board has given less weight to the appellant's comparable #1 and #3, as well as board of review comparable #3 due to their larger site sizes and/or distant locations from the subject being more than 2 miles away. Furthermore, the appellant's comparable #3 is considerably older in age when compared to the subject and it sold less

² The appellant provided the listing sheet for comparable #3 which depicts the dwelling was rehabbed in 2017 and it has a partially finished basement.

proximate in time to the assessment date at issue, than the other comparable sales in the record, and thus is less likely to be indicative of the subject's market value as of January 1, 2020.

The Board finds the best evidence of market value to be the appellant's comparable sale #2 and board of review comparable sale #1, which sold more proximate in time to the assessment date at issue and are overall more similar to the subject in location, site size, dwelling size, design, age and some features. These two comparables sold in January and October 2020 for prices of \$690,000 and \$792,000 or for \$234.85 and \$267.57 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$721,487 or \$235.93 per square foot of living area, including land, which is bracketed by the two 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: 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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