



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

APPELLANT: Steven Goldman
DOCKET NO.: 20-05398.001-R-1
PARCEL NO.: 16-05-304-003

The parties of record before the Property Tax Appeal Board are Steven Goldman, 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: \$224,351
IMPR.: \$333,095
TOTAL: \$557,446

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 wood siding exterior construction with 7,228 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full basement with finished area, central air conditioning, one fireplace, a 1,200 square foot garage, and a 800 square foot inground swimming pool. The property has an approximately 100,188 square foot site and is located in Lake Forest, 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 three comparable sales located within 0.27 of a mile from the subject and with two having the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 64,469 to 75,794 square feet of land area.

The comparables are improved with 1-story¹ or 2-story dwellings ranging in size from 5,829 to 6,495 square feet of living area. The dwellings were built in either 1989 or 1993. Each comparable is reported to have an unfinished basement, central air conditioning, one fireplace, and a 1,153 to 1,506 square foot garage. The properties sold from June 2019 to January 2020 for prices ranging from \$1,020,000 to \$1,290,000 or from \$174.99 to \$220.55 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 \$557,446. The subject's assessment reflects a market value of \$1,674,515 or \$231.67 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 0.42 of a mile from the subject. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #1 and #2, respectively. The comparables have sites that range in size from 60,110 to 75,790 square feet of land area. The board of review reported that the comparables are improved with 1-story, 1.5-story, or 2-story dwellings of brick or wood siding exterior construction ranging in size from 5,538 to 6,495 square feet of living area. The dwellings were built from 1989 to 1993. The comparables are reported to each have a basement with one having finished area, central air conditioning, one to three fireplaces, and a 925 to 1,506 square foot garage. The properties sold from July 2019 to December 2020 for prices ranging from \$1,020,000 to \$1,200,000 or from \$174.99 to \$185.99 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 four suggested comparable sales for the Board's consideration, including the parties' two common comparables. The Board gives less weight to the board of review comparable #2 which is less similar to the subject in dwelling size than the other comparables in the record.

¹ Comparable #2 was reported by the appellant to be a 1-story dwelling. The board of review also included this property in its grid analysis which disclosed this home had above ground living area of 6,495 square feet with ground floor living area of 1,261 square feet, which suggests it is a part 2-story dwelling.

The Board finds the best evidence of market value to be the parties' three remaining comparables, which includes the parties' two common comparables, which are overall more similar to the to the subject in location, age, dwelling size, and other features. The properties sold from June 2019 to January 2020 for prices ranging from \$1,020,000 to \$1,290,000 or from \$174.99 to \$220.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,674,515 or \$231.67 per square foot of living area, land included, which falls above the range established by the best comparables sales in the record and appears logical considering the subject's considerably larger lot and dwelling sizes, and its inground swimming pool when compared to the best comparable sales. Based on the record and after considering adjustments to the best comparables for differences from the subject, the Board finds no reduction in the 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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