



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

APPELLANT: Nejd Alsikafi
DOCKET NO.: 21-00688.001-R-1
PARCEL NO.: 12-21-401-010

The parties of record before the Property Tax Appeal Board are Nejd Alsikafi, 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: \$137,576
IMPR.: \$335,710
TOTAL: \$473,286

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 2021 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 4,223 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full basement with 1,618 square foot recreation room, central air conditioning, three fireplaces, and a garage containing 832 square feet of building area. The property has an 18,730 square foot site and is located in Lake Bluff, Shields 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 located within .43 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 13,500 to 21,170 square feet of land area that are improved with 2-story dwellings of varying exterior finishes that range in size from 3,195 to 4,952 square feet of living area. The dwellings were built from 1999 to 2016. Each comparable

features a full basement with a recreation room ranging in size from 775 to 1,922 square feet of finished area, central air conditioning, one to six fireplaces, and a garage ranging in size from 594 to 1,050 square feet of building area. The comparables sold from February 2020 to March 2021 for prices ranging from \$922,500 to \$1,663,000 or from \$288.73 to \$355.82 per square foot of living area, including land. Based on this evidence, the appellant's counsel in a brief requested the subject's total assessment be reduced to reflect a total market value of \$1,366,058 or \$323.48 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$473,286. The subject's assessment reflects a market value of \$1,423,417 or \$337.06 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis with information on four comparable sales with board of review comparables #3 and #4 being the same properties as appellant's comparables #3 and #4, respectively. The comparables are located within .32 of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables have parcels ranging in size from 13,450 to 39,700 square feet of land area. The sites are improved with 2-story dwellings of varying exteriors that range in size from 3,758 to 5,347 square feet of living area. The dwellings were built from 1999 to 2016. Each home features a full basement with a recreation room ranging in size from 1,045 to 1,922 square feet of finished area, central air conditioning, one to six fireplaces, and an attached garage ranging in size from 484 to 936 square feet of building area. Comparable #1 has an additional detached garage containing 200 square feet of building area. The comparables reportedly sold from January 2020¹ to June 2021 for prices ranging from \$1,450,000 to \$2,475,000 or from \$335.82 to \$462.88 per square foot of living area, including land.

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 a total of six comparable sales, including two common comparables, submitted by the parties in support of their respective positions before the Property Tax Appeal Board. Although each of the parties' comparables differs from the subject in dwelling size, the Board gave less weight to appellant's comparable #1 and board of review comparable #2 due to their most extreme differences in dwelling sizes relative to the subject dwelling and considering the dwelling sizes of the remaining comparables in the record. Additionally, appellant's

¹ The board of review reports that the common comparable #4 sold in January 2020 while the appellant states that this same property sold in February 2020. The Board finds that this minor difference will neither affect its analysis nor the outcome or the Board's final decision.

comparable #1 has a significantly smaller finished basement area when compared to the subject dwelling, and board of review comparable #2 has a significantly larger site size relative to the subject lot.

On this record, the Board finds the best evidence of market value to be the remaining comparables submitted by the parties which included two common comparables. These comparables are overall most similar to the subject in location, design, age, finished basement area, and other features. The best overall comparables in the record sold from January 2020 to June 2021 for prices ranging from \$1,175,000 to \$1,663,000 or from \$303.30 to \$385.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,423,417 or \$337.06 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 of living area basis. After considering adjustments to the best comparables in the record for differences from the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject property is overvalued and, therefore, no reduction 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: February 20, 2024



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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