



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

APPELLANT: Michael Stillman
DOCKET NO.: 21-00972.001-R-1
PARCEL NO.: 15-33-103-001

The parties of record before the Property Tax Appeal Board are Michael Stillman, 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: \$30,634
IMPR.: \$125,152
TOTAL: \$155,786

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 tri-level dwelling of wood siding exterior construction with 2,205 square feet of above ground living area. The dwelling was constructed in 1979. Features of the home include a lower level, a basement, central air conditioning, a fireplace and a 480 square foot garage. The property has an 6,830 square foot site and is located in Buffalo Grove, Vernon 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 within .19 of a mile from the subject. The comparables have sites ranging in size from 6,830 to 11,030 square feet of land area and are improved with tri-level dwellings of wood siding exterior construction that were built from 1978 to 1981 with 2,205 square feet of above ground living area. Two comparables have basements. Each comparable has a lower level, central air conditioning, and a garage with 480

square feet of building area. Three comparables each have a fireplace. The comparables sold from January 2020 to June 2021 for prices ranging from \$386,000 to \$435,500 or from \$175.06 to \$197.51 per square foot of above ground 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 \$155,786. The subject's assessment reflects a market value of \$468,529 or \$212.48 per square foot of above ground 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 information on five comparable sales located within .32 of a mile from the subject. Comparable #1 is the same as appellant's comparable #1. The comparables have sites ranging in size from 6,830 to 9,450 square feet of land area and are improved with tri-level dwellings of wood siding exterior construction that were built from 1978 to 1989. The dwellings range in size from 2,028 to 2,205 square feet of above ground living area. Three comparables have basements, two of which have finished area. Each dwelling has a lower level, central air conditioning and a garage ranging in size from 420 to 528 square feet of building area. Three comparables each have one or two fireplaces. The comparables sold from February 2020 to October 2021 for prices ranging from \$435,500 to \$532,000 or from \$197.51 to \$262.33 per square foot of above ground 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 nine suggested comparable sales for the Board's consideration where one comparable is common to both parties. The Board gives less weight to board of review comparables #2, #3 and #4 which are less similar in year built and two have basement finished area when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables which includes the common comparable. The six comparables are identical or nearly identical to the subject in location, age, dwelling size and most features. However, four comparables lack a basement suggesting upward adjustments are necessary to make them more equivalent to the subject. These comparables sold from January 2020 to September 2021 for prices ranging from \$386,000 to \$486,000 or from \$175.06 to \$220.41 per square foot of above ground living area, including land. The subject's assessment reflects a market value of \$468,529 or \$212.48 per square foot of above ground living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering

adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and 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: June 27, 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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