



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

APPELLANT: Kelsey Chin
DOCKET NO.: 21-01026.001-R-1
PARCEL NO.: 16-33-206-002

The parties of record before the Property Tax Appeal Board are Kelsey Chin, 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: \$64,350
IMPR.: \$136,737
TOTAL: \$201,087

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 brick and wood siding exterior construction with 2,782 square feet of living area. The dwelling was constructed in 1965. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 462 square foot garage. The property has a 13,500 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 three comparable sales located within 0.45 of a mile from the subject. Comparable #2 has a 14,030 square foot site.¹ The comparables are improved with 2-story homes of brick and wood siding exterior construction ranging in size from 2,058 to 3,579 square feet of living area. The dwellings were built from 1960 to 1965. Two homes have a

¹ The appellant did not report site sizes for comparables #1 and #3.

basement with finished area and one home has a concrete slab foundation. Each home features central air conditioning, one or two fireplaces, and a 462 square foot garage. The comparables sold from April to August 2020 for prices ranging from \$380,000 to \$587,500 or from \$164.15 to \$197.88 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 \$201,087. The subject's assessment reflects a market value of \$604,773 or \$217.39 per square foot of living area, including land, 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 0.49 of a mile from the subject. Four comparables have sites ranging in size from 11,930 to 15,930 square feet of land area.² The comparables are improved with 1.75-story, 2-story, or part 1-story and part 2-story homes³ of brick or brick and wood siding exterior construction ranging in size from 2,499 to 3,317 square feet of living area. The dwellings were built from 1964 to 1966, with comparables #2, #4, and #5 having effective ages of 1985, 1977, and 1983, respectively. Each home has a basement, four of which have finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 462 to 567 square feet of building area. Comparable #3 has a greenhouse. The comparables sold from July 2020 to June 2021 for prices ranging from \$605,000 to \$755,000 or from \$210.08 to \$279.01 per square foot of living area, including land.

The board of review submitted a listing sheet for the subject property, indicating this property sold in April 2018 for \$687,500. The board of review also presented a listing sheet for the appellant's comparable #1, noting that this property was advertised for sale through the Private Listing Network and sold for more than the \$548,000 listing price.

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 a total of eight comparable sales and evidence of an April 2018 sale of the subject property. The Board gives less weight to the April 2018 sale of the subject as this sale

² The board of review did not report a site size for comparable #1.

³ The board of review reported that comparable #5 is a 1-story home but also reported above ground living area that is greater than the reported ground floor living area, suggesting this property has second floor living area.

occurred more remote in time from the assessment date and is less likely to be indicative of market value as of the assessment date. The Board gives less weight to the appellant's comparables and the board of review's comparable #1 and #4, due to substantial differences from the subject in dwelling size and/or a lack of descriptive information regarding the subject's site. Moreover, the board of review's comparable #1 lacks finished basement area that is a feature of the subject.

The Board finds the best evidence of market value to be the board of review's comparables #2, #3, and #5, which are similar to the subject in dwelling size, location, site size, and features, although two of these comparables have newer effective ages than the subject, suggesting downward adjustments would be needed to make these comparables more equivalent to the subject. These most similar comparables sold for prices ranging from \$605,000 to \$755,000 or from \$242.10 to \$279.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$604,773 or \$217.39 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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

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