



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

APPELLANT: Robert Antczak
DOCKET NO.: 21-01042.001-R-1
PARCEL NO.: 15-08-202-033

The parties of record before the Property Tax Appeal Board are Robert Antczak, 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: \$19,021
IMPR.: \$97,161
TOTAL: \$116,182

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 1,836 square feet of living area. The dwelling was constructed in 1977. Features of the home include an unfinished basement, central air conditioning and a 471 square foot garage. The property has a 13,392 square foot site and is located in Vernon Hills, 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 in the same neighborhood code as the subject property and within 0.74 of a mile from the subject property. The comparables are reported to have sites ranging in size from 5,220 to 8,060 square feet on land area. These comparables are described as either 1.5-story or 2-story dwellings of wood siding exterior construction that were built in 1976 and 1978 ranging in size from 1,368 to 1,868 square feet of living area. One comparable has an unfinished basement, two comparables have a concrete slab foundation and two comparables have a crawl space foundation. Each comparable has central air

conditioning and a garage ranging in size from 420 to 441 square feet of building area. One comparable has a fireplace. The comparables sold from March to December 2020 for prices ranging from \$240,000 to \$280,000 or from \$147.75 to \$171.35 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$116,182. The subject's assessment reflects a market value of \$349,420 or \$190.32 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 information on five comparable sales, where comparable #5 is the same property as the appellant's comparable #2. The comparables are located in the same neighborhood code as the subject and within 0.28 of a mile from the subject property. The comparables have sites that range in size from 5,220 to 7,430 square feet on land area. The comparables are described as 2-story dwellings of wood siding exterior construction that were built in 1978. The dwellings contain either 1,612 or 1,868 square feet of living area. Two comparables each have a basement, one with finished area,¹ two comparables have a concrete slab foundation and one comparable has a crawl space foundation. Each comparable has central air conditioning and a garage containing either 420 or 441 square feet of building area. Two comparables each have a fireplace. The comparables sold from May 2020 to November 2021 for prices ranging from \$255,000 to \$396,000 or from \$158.19 to \$211.99 per square foot of living area, land included. 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 parties submitted nine comparable sales, with one comparable being common to both parties, for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #4 along with the board of review comparables #3 through #5, which includes the common comparable, due to their dissimilar foundation types when compared to the subject. The Board has given less weight to the board of review comparable #2 due to its finished basement area when compared to the subject's unfinished basement.

The Board finds the best evidence of market value to be the appellant's comparable #5 along with the board of review comparable #1. The Board finds these two comparables are relatively

¹ Board of review provided the MLS data sheet for comparable #2 which revealed the dwelling has a finished area in the basement.

similar to the subject in location, dwelling size, design, age and features. These comparables sold in September and December 2020 for prices of \$280,000 and \$387,500 or \$149.89 and \$207.44 per square foot of living area, including land. The subject's assessment reflects a market value of \$349,420 or \$190.32 per square foot of living area, including land, which is bracketed by the two best comparables sales in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to 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

AGENCY

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