



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

APPELLANT: Ryan Dau
DOCKET NO.: 21-01156.001-R-1
PARCEL NO.: 16-07-109-005

The parties of record before the Property Tax Appeal Board are Ryan Dau, 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: \$100,766
IMPR.: \$143,696
TOTAL: \$244,462

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 two-story dwelling of brick exterior construction with 3,352 square feet of living area. The dwelling was constructed in 1985. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a 504 square foot garage. The property has a 23,540 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 four comparable sales that have the same assessment neighborhood code as the subject and are located within .36 of a mile from the subject property. The comparables have sites that range in size from 22,030 to 35,090 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 2,572 to 3,346 square feet of living area. The

dwelling were built from 1963 to 1970 with comparable #2 having a reported effective age of 1970. One comparable has a basement with finished area. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 484 to 600 square feet of building area. The comparables sold from October 2020 to June 2021 for prices ranging from \$550,000 to \$782,500 or from \$209.38 to \$250.96 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 \$244,462. The subject's assessment reflects a market value of \$735,224 or \$219.34 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 four comparable sales that have the same assessment neighborhood code as the subject and are located within .25 of a mile from the subject property. The board of review's comparables #1 and #2 are the same properties as the appellant's comparables #3 and #4, respectively. The comparables have sites that range in size from 20,400 to 35,090 square feet of land area. The comparables are improved with two-story dwellings of brick or wood siding exterior construction ranging in size from 2,572 to 3,338 square feet of living area. The dwellings were built from 1963 to 1971. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 440 to 720 square feet of building area. The comparables sold from September 2020 to April 2021 for prices ranging from \$550,000 to \$782,500 or from \$213.84 to \$250.96 per square foot of living area, including land.

The board of review also asserted that the subject's current 2021 assessment is lower than its May 2018 purchase price of \$875,000, which was reported by both parties. In further support of this claim the board of review submitted a Multiple Listing Service (MLS) data sheet which reiterated the date of sale and sale price. The MLS data sheet also revealed the subject was rehabbed in 2015. The listing described the subject dwelling with a gorgeous kitchen, hi-end stainless appliances (WOLF, Miele), quartzite counters, all new refinished hardwood floors throughout the first and second levels, all new mechanicals and new windows. The listing also disclosed the subject has a basement with finished area that was not reported by the parties nor was it listed in the subject's property record card presented by the board of review

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 six suggested comparable sales for the Board's consideration, as two sales were common to the parties. The Board has given less weight to the appellant's comparables #1 and #4, as well as board of review comparable #2, which includes one common comparable, due to their smaller dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes one common comparable. The board finds the comparables are similar to the subject in location, dwelling size, design and some features. However, these four dwellings are inferior to the subject in dwelling age. Nevertheless, the comparables sold from November 2020 to June 2021 for prices ranging from \$710,000 to \$782,500 or from \$212.19 to \$250.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$735,224 or \$219.34 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its 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: 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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