



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

APPELLANT: Paul Vaysberg
DOCKET NO.: 21-01357.001-R-1
PARCEL NO.: 15-29-313-024

The parties of record before the Property Tax Appeal Board are Paul Vaysberg, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; 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: \$35,125
IMPR.: \$92,863
TOTAL: \$127,988

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 split-level dwelling of frame exterior construction with 1,556 square feet of living area.¹ The dwelling was constructed in 1972 with an effective year built of 1976. Features of the home include a finished lower level, central air conditioning, one fireplace, and a 567 square foot garage. The property has an approximately 10,888 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 four comparable sales with the same assessment neighborhood code as the subject property and located within 0.43 of a mile from the subject. The comparables have sites that range in size from 8,775 to 10,888 square feet of land area. The properties are improved with split-level dwellings of frame exterior construction that range in

¹ The only description of the subject property was provided by the appellant.

size from 1,332 to 1,724 square feet of living area. The dwellings were built in either 1970 or 1972 and have effective years built from 1970 to 1973. Each comparable has a finished lower level, central air conditioning, and a garage with either 567 or 729 square feet of building area. Three comparables each have one fireplace. The properties sold from July 2019 to October 2020 for prices ranging from \$290,000 to \$380,000 or from \$215.30 to \$245.48 per square foot of living area, land included. The appellant disclosed that the subject property sold in June 2017 for a price of \$320,000 or \$205.66 per square foot of living area, land included. This sale is not proximate in time to the subject's 2021 assessment date at issue and will not be considered in this decision. Based on this evidence, the appellant requested the subject's assessment be reduced to \$116,655 which reflects a market value of \$350,000 or \$224.94 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$127,988. The subject's assessment reflects a market value of \$384,926 or \$247.38 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.

The board of review did not submit any market value evidence in support of its contention of the correct assessment, but requested that the subject's assessment be confirmed.

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, based on this limited record, that the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The only comparable sales in this record were provided by the appellant. The Board finds each of the appellant's four comparable sales are similar in overall property characteristics to the subject. However, the Board gives reduced weight to the appellant's comparables #1 and #2 which have 2019 sale dates occurring less proximate in time to the subject's January 1, 2021 assessment date at issue than the other comparables in this limited record. The appellant's comparables #3 and #4 sold in June and October 2020 for prices of \$380,000 and \$290,000 or \$245.48 and \$217.72 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$384,926 or \$247.38 per square foot of living area, land included, which falls above the two best comparable sales in this record on both an overall market value and a per square foot basis. However, the subject's estimated market value as reflected by its assessment is justified considering its newer effective age, larger dwelling size and/or other features when compared to the two best comparables. Based on the record and after considering necessary adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment is not 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:

August 22, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Paul Vaysberg, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085