



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

APPELLANT: Albert Eskinazi
DOCKET NO.: 21-01379.001-R-1
PARCEL NO.: 10-22-103-037

The parties of record before the Property Tax Appeal Board are Albert Eskinazi, 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: \$39,611
IMPR.: \$154,912
TOTAL: \$194,523

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 stucco exterior construction with 3,835 square feet of living area. The dwelling was built in 2006. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a garage with 871 square feet of building area. The property has an approximately 14,370 square foot site and is located in Mundelein, Fremont 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 located in the same assessment neighborhood code as the subject property and within 0.11 of a mile from the subject. These properties have sites ranging in size from 10,450 to 14,370 square feet of land area. The properties are improved with 2-story dwellings of wood siding, brick, or wood siding and brick exterior construction ranging in size from 3,184 to 3,885 square feet of living area. The homes

were built from 1996 to 2005. The comparables each have a basement with three having finished area and two of these being walkouts. Each comparable has central air conditioning, one or two fireplaces, and a garage that ranges in size from 440 to 876 square feet of building area. The properties sold from July 2019 to November 2020 for prices ranging from \$463,000 to \$510,000 or from \$131.27 to \$145.41 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$174,982 which reflects a market value of \$524,998 or \$136.90 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 \$194,523. The subject's assessment reflects a market value of \$585,032 or \$152.55 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 seven comparable sales located in the same assessment neighborhood code as the subject property and within 0.64 of a mile from the subject. These properties have sites ranging in size from 10,020 to 32,390 square feet of land area. The properties are improved with 1-story¹ or 2-story dwellings of wood siding, brick, Dryvit, or brick and wood siding exterior construction ranging in size from 3,152 to 4,110 square feet of living area. The homes were built from 1993 to 2005. The comparables each have a basement with finished area, central air conditioning, one or two fireplaces, and a garage that ranges in size from 580 to 940 square feet of building area. The properties sold from March 2020 to March 2021 for prices ranging from \$570,000 to \$700,000 or from \$147.20 to \$205.76 per square foot of living area, land included. Based on this evidence, the board of review requested 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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eleven comparable sales submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparable #4 as well as board of review comparables #1 and #6 which are less similar to the subject in age and/or dwelling size than other comparables in this record. The Board also gives diminished weight to the appellant's comparable #1 which has a 2019 sale date that is less proximate in time to the subject's January 1, 2021 assessment date at issue than other comparables in this record.

¹ Comparables #1, #4, #5, and #7 were reported to be 1-story homes; however, the above ground living area exceeds the ground floor living area for these homes suggesting they may be partial 2-story dwellings.

The Board finds the best evidence of market value to be the parties' remaining comparables which are more similar to the subject in location, age, and dwelling size with varying degrees of similarity in other features. Six of the remaining comparables have finished basement area, whereas the subject has an unfinished basement, suggesting each may require a downward adjustment to make them more equivalent to the subject dwelling because of this feature. The properties sold from January 2020 to March 2021 for prices ranging from \$475,000 to \$700,000 or from \$131.27 to \$205.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$585,032 or \$152.55 per square foot of living area, including land, which falls within the range established by the best comparable 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 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: December 19, 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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