



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

APPELLANT: Margaret Goldman
DOCKET NO.: 21-02243.001-R-2
PARCEL NO.: 15-13-101-059

The parties of record before the Property Tax Appeal Board are Margaret Goldman, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$94,386
IMPR.: \$237,781
TOTAL: \$332,167

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 property¹ consists of a 2-story dwelling of brick and wood siding exterior construction with 5,682 square feet of living area. The dwelling was constructed in 1992. Features of the home include a basement with finished area, central air conditioning, two fireplaces and an 809 square foot garage. The property has a 30,490 square foot site and is located in Lincolnshire, Vernon 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 in the same neighborhood code as the subject and within 6.18 miles from the subject property. The comparables have sites that range in size from 36,198 to 49,223 square feet of land area. The comparables are improved

¹ The best description of the subject property is found the property record card provided by the board of review. The appellant's grid analysis provides a description for the subject identified as parcel 15-31-302-015 located in Long Grove, which is not the parcel under appeal identified as 15-13-101-059, located in Lincolnshire.

with 2-story dwellings of frame exterior construction ranging in size from 5,455 to 6,370 square feet of living area that were built from 1962 to 1998, with the oldest comparable having an effective year built of 1980. Two comparables are reported to have a basement with finished area. Each comparable has central air conditioning, one or three fireplaces and a garage ranging in size from 460 to 836 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from August 2019 to August 2020 for prices ranging from \$750,000 to \$792,000 or from \$117.74 to \$145.19 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 \$332,167. The subject's assessment reflects a market value of \$998,998 or \$175.82 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 three comparable sales located in the same neighborhood code as the subject and within 0.45 of a mile from the subject property. The comparables have sites of 29,190 or 53,580 square feet of land area. The comparables are improved with 2-story dwellings of brick, stone and brick or brick and Dryvit exterior construction that range in size from 5,310 to 5,768 square feet of living area that were built from 2000 to 2011. Each comparable has a basement, two with finished area, central air conditioning, one or three fireplaces and a garage ranging in size from 912 to 1,021 square feet of building area. The comparables sold in September 2020 and July 2021 for prices ranging from \$1,115,000 to \$1,500,000 or from \$209.98 to \$271.30 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, counsel for the appellant contended that board of review comparables are not comparable due to differences exterior finishes, ages, garage size and features when compared to the subject.

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. The Board has given less weight to the appellant's comparables due to their distant locations from the subject being over 5 miles away. Moreover, the appellant's comparables #1 and #3 have sale dates occurring in 2019, which are less proximate in time to the lien date at issue than are the comparables submitted by the board of review.

The Board finds the best evidence of market value to be the comparables submitted by the board of review. The Board finds these comparables sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size and some features. However, all of the comparable dwellings are somewhat newer in age and comparable #1 has a larger site size when compared to the subject. Nevertheless, the comparables sold in September 2020 or July 2021 for prices ranging from \$1,115,000 to \$1,500,000 or from \$209.98 to \$271.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$998,999 or \$175.82 per square foot of living area, including land, which falls below the range established by the best comparable sales contained in this record which appears to be justified given its somewhat older dwelling age. 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 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

AGENCY

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