



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

APPELLANT: Alyson Flicher
DOCKET NO.: 21-02257.001-R-1
PARCEL NO.: 16-25-303-007

The parties of record before the Property Tax Appeal Board are Alyson Flicher, 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: \$156,278
IMPR.: \$148,852
TOTAL: \$305,130

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 stucco exterior construction with 3,313 square feet of living area. The dwelling was constructed in 1933 and has an effective year built of 1954. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 440 square foot garage. The property has a 26,680 square foot site and is located in Highland Park, Moraine 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 and within 0.16 of a mile from the subject property. The comparables have sites that range in size from 14,000 to 31,720 square feet of land area. The comparables are improved with 2-story dwellings of brick, wood siding, brick and wood siding or stone and wood siding exterior construction ranging in size from 2,279 to 3,724 square feet of living area that were built from 1925 to 1951, having effective years built from 1935 to 1956. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging

in size from 190 to 515 square feet of building area. Comparable #5 has an inground swimming pool. The comparables sold from September 2018 to November 2020 for prices ranging from \$542,000 to \$845,000 or from \$154.40 to \$241.33 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 \$305,130. The subject's assessment reflects a market value of \$917,684 or \$276.99 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 located in the same neighborhood code as the subject and from 0.12 of a mile to 1.11 miles from the subject property. The comparables have sites that range in size from 12,140 to 28,940 square feet of land area. The comparables are improved with either 2-story or 2.5-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,847 to 3,800 square feet of living area that were built from 1906 to 1998, having effective years built from 1943 to 1999. Each comparable has a basement, four with finished area, one or two fireplaces and a garage ranging in size from 209 to 816 square feet of building area. Four comparables each have central air conditioning. The comparables sold from August 2020 to September 2021 for prices ranging from \$881,000 to \$1,470,000 or from \$281.45 to \$386.84 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 noted the board of review comparables differ from the subject in exterior construction, story height, number of bath rooms and/or difference in age.

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 ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable which features an inground swimming pool, an amenity the subject lacks. The Board has given less weight to board of review comparables #4 and #5 due to the lack of central air conditioning and/or differences in age when compared to the subject. The Board has given less weight to the appellant's comparables #1, #2 and #4, due to their remote sale dates occurring in 2018 or 2019, which is less proximate in time to the January 1, 2021 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be the remaining parties' comparables. The Board finds that these comparables sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, dwelling size, age and some features. The

comparables sold from October 2020 to September 2021 for prices ranging from \$542,000 to \$1,000,000 or from \$179.65 or \$325.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$917,684 or \$276.99 per square foot of living area, including land, which falls within the range established by the best comparable sales contained 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 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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