



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

APPELLANT: Monte Strusiner  
DOCKET NO.: 21-02970.001-R-1  
PARCEL NO.: 17-31-309-001

The parties of record before the Property Tax Appeal Board are Monte Strusiner, the appellant, by attorney Abby L. Strauss, of Schiller Law 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:** \$124,798  
**IMPR.:** \$202,379  
**TOTAL:** \$327,177

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 1.5-story dwelling of wood siding exterior construction with 4,848 square feet of living area. The dwelling was constructed in 1963. Features of the home include a basement with finished area, central air conditioning, two fireplaces, an inground swimming pool, and a garage containing 676 square feet of building area. The property has an approximately 18,900 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 four comparable sales located within 1.28 miles of the subject and within the subject's assessment neighborhood. The comparables consist of 2-story, 2.5-story, or 3-story dwellings of brick and stucco or brick and wood siding exterior construction ranging in size from 4,011 to 5,470 square feet of living area. The homes were built from 1931

to 1948, with effective ages ranging from 1953 to 1958. Each dwelling has central air conditioning, one to four fireplaces, a basement with finished area, and a garage ranging in size from 462 to 740 square feet of building area. The parcels range in size from 9,510 to 31,850 square feet of land area. The comparables sold from June to December 2020 for prices ranging from \$597,000 to \$865,000 or from \$148.84 to \$183.07 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$267,211, for an estimated market value of \$801,713 or \$165.37 per square foot of living area, including land, 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 \$327,177. The subject's assessment reflects a market value of \$983,991 or \$202.97 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 within 1.16 miles of the subject and within the subject's assessment neighborhood. The comparables consist of 2-story dwellings of brick or brick and wood siding exterior construction ranging in size from 3,988 to 5,793 square feet of living area. The dwellings were built from 1938 to 1962, with effective ages ranging from 1954 to 1977. Each dwelling has central air conditioning, one to three fireplaces, a basement with four having finished area, and a garage ranging in size from 420 to 616 square feet of building area. The parcels range in size from 14,980 to 58,240 square feet of land area. The comparables sold from August 2019 to April 2021 for prices ranging from \$921,500 to \$1,600,000 or from \$208.43 to \$328.14 per square foot of living area, including land. The board of review also submitted Multiple Listing Service sheets for appellant comparables #1 and #3 noting their lengthy listing histories, and a City of Highland Park permit report for appellant comparable #2 noting the property had a \$475,000 permit after its purchase. 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 parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables, which differ from the subject in design, dwelling size, and/or lack an inground swimming pool, a feature of the subject. The Board also gives reduced weight to board of review comparables #1, #4 and #5, which differ from the subject in dwelling size, lack an inground swimming pool, and/or sold less proximate to the January 1, 2021 valuation date at issue than the other comparables in the record.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3, which sold proximate to the valuation date at issue and are similar to the subject in age/effective age, dwelling size, and some features. These most similar comparables sold in August 2020 and April 2021 for prices of \$921,500 and \$1,600,000 or for \$224.15 and \$328.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$983,991 or \$202.97 per square foot of living area, including land, which is bracketed by the best comparable sales in this record overall and below the best comparables on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds 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:

October 17, 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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COUNTY

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