



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

APPELLANT: Jack Schneiderman
DOCKET NO.: 21-03875.001-R-1
PARCEL NO.: 15-33-217-015

The parties of record before the Property Tax Appeal Board are Jack Schneiderman, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; 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: \$20,205
IMPR.: \$119,305
TOTAL: \$139,510

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 wood siding exterior construction with 2,459 square feet of living area. The dwelling was constructed in 1988 and has an effective year built of 1989. Features of the home include an unfinished basement, central air conditioning and a 440 square foot garage. The property has a 9,332 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 three comparable sales located in the same neighborhood code as the subject property and within 0.53 of a mile from the subject property. The comparables are improved with 2-story dwellings of frame exterior construction ranging in size from 2,470 to 2,814 square feet of living area that were built from 1979 to 1987 with the oldest comparable having an effective year built of 1982. Each comparable has a central air conditioning, a fireplace and a garage with either 460 or 462 square feet of building area. The comparables sold from August 2020 to May 2021 for prices ranging from \$440,000 to \$479,000

or from \$168.27 to \$193.93 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 \$139,510. The subject's assessment reflects a market value of \$419,579 or \$170.63 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, comparables #4 and #5 are the same properties as the appellant's comparables #3 and #2, respectively, that are located within 0.53 of a mile from the subject property and in the same neighborhood code as the subject property. The comparables are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,444 to 2,582 square feet of living area that were built from 1979 to 1987, with the oldest comparable having an effective year built of 1982. One comparable has a concrete slab foundation, four comparables have a basement, one with finished area. Each comparable has central air conditioning and a garage ranging in size from 420 to 462 square feet of building area. Four comparables each have a fireplace. The comparables sold from August 2020 to May 2021 for prices ranging from \$405,000 to \$479,000 or from \$163.97 to \$193.93 per square foot of living area, including land.

The board of review submitted a memorandum critiquing the appellant's comparables. The board of review argued that one comparable is more than 10% different in dwelling size when there were other sales available that were within 5% of the subject's square foot of living area, the board of review asserted the subject had received a reduction by the board of review. The board of review contends that the county comparables are within 5% of the subject's above ground living area and the median adjusted sales price for the county comparables is \$421,000 and that the subject property is properly assessed at \$418,572.

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 record contains six suggested comparable sales for the Board's consideration with two comparables being common to both parties. The Board has given less weight to the appellant's comparable sales, which includes the two common comparables, and the board of review comparable #1 due to their finished basements and/or concrete slab foundation when compared to the subject's unfinished basement.

The Board finds the best evidence of market value to be the board of review comparables #2 and #3. The Board finds that these comparables are relatively similar to the subject in location, design, age, dwelling size and some features. The comparables sold in October and November 2020 for prices of \$405,000 and \$436,000 or \$164.63 and \$178.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$419,579 or \$170.63 per square foot of living area, including land, which is bracketed by the two 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

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

APPELLANT

Jack Schneiderman, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
13975 W. Polo Trail Drive
#201
Lake Forest, IL 60045

COUNTY

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