



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

APPELLANT: Lloyd Shapiro
DOCKET NO.: 21-03971.001-R-1
PARCEL NO.: 15-28-405-023

The parties of record before the Property Tax Appeal Board are Lloyd Shapiro, 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: \$29,412
IMPR.: \$140,083
TOTAL: \$169,495

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 2,892 square feet of living area. The dwelling was constructed in 1986 and has a reported effective year built of 1989. Features of the home include a basement, central air conditioning, a fireplace and a 440 square foot garage. The property has a 7,134 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 five comparable sales located within 0.62 of a mile from the subject property. The appellant reported the comparables have sites ranging in size from 6,825 to 14,252 square feet of land area that are improved with 2-story dwellings of frame exterior construction ranging in size from 2,444 to 3,078 square feet of living area. The homes were built from 1979 to 1987 with comparable #4 having an effective year built of 1982. The comparables

have basements with four having 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 one fireplace. The appellant disclosed comparables #1 and #3 were recent rehabs based on the Multiple Listing Service sheets associated with the sales. The comparables sold from October 2020 to May 2021 for prices ranging from \$405,000 to \$473,500 or from \$154.32 to \$178.40 per square foot of living area, land included. 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 \$169,495. The subject's assessment reflects a market value of \$509,759 or \$176.27 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 0.50 of a mile from the subject property. The board of review reported the comparables have sites ranging in size from 6,830 to 11,580 square feet of land area and are improved with 2-story dwellings of wood siding exterior construction ranging in size from 2,460 to 2,814 square feet of living area. The dwellings were built from 1979 to 1986 with comparable #3 having an effective year built of 1982. The comparables have basements with three having finished area. Each comparable has central air conditioning and a garage ranging in size from 420 to 462 square feet of building area. Two comparables each have one or two fireplaces. The comparables sold from August 2020 to September 2021 for prices ranging from \$442,000 to \$550,000 or from \$179.67 to \$203.18 per square foot of living area, land included. 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 ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparables #2, #4 and #5 along with board of review comparables #4 and #5 which are less similar in dwelling size when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparables #1 and #3 as well as board of review comparables #1, #2 and #3 which are similar to the subject in location, age, dwelling size and some features. However, three comparables have finished basement area suggesting downward adjustments are necessary to make them more equivalent to the subject. The properties sold from October 2020 to September 2021 for prices ranging from \$473,500 to \$550,000 or from \$154.32 to \$203.18 per square foot of living area, land included. The subject's

assessment reflects a market value of \$509,759 or \$176.27 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record and well supported by the two comparables with an unfinished basement like the subject. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value reflected by its assessment is supported. Based on this evidence, 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:

July 18, 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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