



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

APPELLANT: Daniel Sussan
DOCKET NO.: 21-04323.001-R-1
PARCEL NO.: 10-35-401-007

The parties of record before the Property Tax Appeal Board are Daniel Sussan, 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: \$27,872
IMPR.: \$134,783
TOTAL: \$162,655

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 brick exterior construction with 3,442 square feet of living area.¹ The dwelling was constructed in 1995. Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 720 square foot garage. The property has an approximately 40,158 square foot site and is located in Mundelein, Fremont 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 from 0.24 of a mile to 1.33 miles from the subject. The parcels range in size from 40,127 to 82,877 square feet of land area

¹ The parties differ regarding the subject's dwelling size. The Board finds the best evidence of dwelling size is found in the subject's property record card presented by the board of review, which contains a sketch with measurements of the subject home and was not refuted by the appellant in written rebuttal.

and are improved with 2-story homes, one of which is of brick exterior construction.² The homes range in size from 3,202 to 3,652 square feet of living area. The dwellings were built from 1983 to 1987 with the oldest home having been recently rehabbed. Each home has a basement, central air conditioning, one or two fireplaces, and a garage ranging in size from 600 to 885 square feet of building area. The comparables sold in November and December 2020 for prices ranging from \$389,070 to \$587,500 or from \$121.04 to \$160.87 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 \$162,655. The subject's assessment reflects a market value of \$489,188 or \$142.12 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 from 0.24 of a mile to 1.19 miles from the subject. Comparable #4 is the same property as the appellant's comparable #3. The parcels range in size from 52,360 to 92,780 square feet of land area and are improved with 2-story homes³ of brick, vinyl siding, or wood siding exterior construction ranging in size from 3,033 to 4,446 square feet of living area. The dwellings were built from 1983 to 1997. Each home has a basement, three of which have finished area, central air conditioning, one to four fireplaces, and a garage ranging in size from 704 to 1,250 square feet of building area. The comparables sold from July 2020 to August 2021 for prices ranging from \$554,000 to \$722,000 or from \$141.04 to \$211.67 per square foot of living area, including land. 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 a total of seven comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparables #2 and #4, including the common sale, due to substantial differences from the subject in dwelling size and/or basement finish and/or their location more than one mile from the subject.

The Board finds the best evidence of market value to be the board of review's comparables #1, #3, and #5, which are similar to the subject in dwelling size, age, location, and features, although

² Additional details regarding comparable #3 are found in the listing sheet presented by the appellant.

³ The board of review presented a listing sheet for comparable #5 that describes a 2-story home.

these comparables have larger lots than the subject, suggesting downward adjustments to these comparables would be needed to make them more equivalent to the subject. These most similar comparables sold for prices ranging from \$554,000 to \$642,000 or from \$141.04 to \$211.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$489,188 or \$142.12 per square foot of living area, including land, which is below the range established by the best comparable sales in terms of total market value and within the range on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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:

November 21, 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

Daniel Sussan, 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