



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

APPELLANT: Robt Weinberg
DOCKET NO.: 21-04464.001-R-1
PARCEL NO.: 14-14-202-022

The parties of record before the Property Tax Appeal Board are Robt Weinberg, 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: \$82,903
IMPR.: \$0
TOTAL: \$82,903

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 vacant residential lot that contains approximately 46,871 square feet of land area.¹ The property is located in unincorporated Long Meadow subdivision, Ela Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted two separate grid analyses with information on five comparable vacant land sales.² The comparables are located from 1.47 to 4.81 miles from the subject. The vacant

¹ The Board finds the best description of the subject's site size and location is found in the subject's property record card provided by the board of review.

² The appellant reported the same sales information on both grid analyses for PIN 14-17-209-016. The Board has renumbered the second set of two comparables as #4 and #5, for ease of reference.

residential parcels range in size from 20,643 to 49,632 square feet of land area.³ Comparables #1, #2, #3 and #5 sold from April 2019 to October 2020 for prices ranging from \$19,000 to \$215,000 or from \$0.38 to \$5.99 per square foot of land area. The appellant's grid analysis indicated comparable #4 was a multi-parcel sale for a price of \$580,000.

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 \$82,903. The subject's assessment reflects a market value of \$249,332 or \$5.32 per square foot of land area, 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 two comparable vacant land sales and one listing of a parcel of vacant land that are located from 1.51 to 4.81 miles from the subject property. The board of review's comparable #1 is the same property as the appellant's comparable #5. The vacant residential parcels range in size from 30,056 to 51,497 square feet of land area. Comparables #1 and #2 sold in April 2019 and October 2020 for prices of \$180,000 and \$230,000 or for \$4.47 and \$5.99 per square foot of land area. Comparable #3 is reported to be an active listing with a list price of \$198,000 or \$4.49 per square foot of land area.

The board of review also submitted the first page of the PTAX-203 Real Estate Transfer Declaration indicating the subject was purchased on November 12, 2021 for a price of \$245,000 and that the property was not advertised for sale.

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 six suggested comparable vacant land sales for the Board's consideration, as one sale was common to the parties. The Board finds none of the comparables are truly similar to the subject in location. Nevertheless, the Board has given less weight to the appellant's comparables #3, #4 and #5/board of review comparable #1 due to their distant locations being more than 3 miles away from the subject. Moreover, the appellant's comparable #3 appears to be an outlier due to its considerably lower sale price when compared to the other sales in the record and the appellant's comparable #5 was identified as a multi-parcel sale. The

³ The appellant provided listing sheets for comparable sales #1, #2 and #3, which revealed comparable #3 has approximately 49,632 square feet of land area.

Board has given no weight to board of review comparable #3 as this property has not sold. The Board has also given little weight to the November 2021 sale of the subject property as it does not meet one of the key fundamental elements of an arms-length transaction, since the property was not advertised for sale.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, along with board of review comparable #2, despite that these three comparables are located more than one mile away from the subject and the appellant's comparable #1 and board of review comparable #2 are somewhat dated sales. Nonetheless, these three comparables sold in April 2019 or March 2020 for prices ranging from \$4.47 to \$5.42 per square foot of land area. The subject's assessment reflects a market value of \$5.32 per square foot of land area, which falls within the range established by the best comparable sales in the record on a price per square foot basis. Based on this evidence, the Board finds no reduction in the subject's estimated market value as reflected by its 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:

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

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