



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

APPELLANT: Jeff Weidner
DOCKET NO.: 21-04616.001-C-1
PARCEL NO.: 15-30-413-012

The parties of record before the Property Tax Appeal Board are Jeff Weidner, 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: \$6,789
IMPR.: \$34,400
TOTAL: \$41,189

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 is described as a professional office condominium of brick and concrete block exterior construction with 637 square feet of building area. The condominium was constructed in 2005. The property 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 four comparable sales that are located in Buffalo Grove. The comparables are improved with office condominiums ranging in size from 648 to 3,363 square feet of building area. The condominiums were built in 2005 or 2006. The comparables sold from July 2018 to November 2020 for prices ranging from \$126,000 to \$280,500 or from \$83.41 to \$194.44 per square foot of building area. The appellant included Multiple Listing Service (MLS) information for the appellant's comparables #1, #2 and #3. 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 \$41,189. The subject's assessment reflects a market value of \$123,877 or \$194.47 per square foot of building 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 five comparable sales that are located in Buffalo Grove. The board of review's comparables #3, #4 and #5 are the same properties as the appellant's comparables #2, #1 and #4, respectively. The comparables are improved with office condominiums ranging in size from 648 to 1,363 square feet of building area. The condominiums were built in 2005 or 2006. The comparables sold from July 2018 to March 2022 for prices ranging from \$110,000 to \$380,000 or from \$140.13 to \$278.80 per square foot of building area. The board of review described the attributes of the subject and submitted MLS information for each of the comparables. 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 six comparable properties for the Board's consideration, three of which were submitted by both parties. The Board gives less weight to the appellant's comparables #3 and #4, which includes the board of review's comparable #5, due to their significantly larger building size and/or their sale date occurring greater than 13 months prior to the January 1, 2021 assessment date at issue. The Board also gives less weight to the board of review's comparables #1 and #2, due to their sale dates occurring greater than 14 months after the January 1, 2021 assessment date at issue. The Board finds the parties' remaining comparables, which are common to both parties, have varying degrees of similarity to the subject. However, each of the best comparables has a larger dwelling when compared to the subject. Nevertheless, the best comparables sold in October and November 2020 for prices of \$187,500 and \$175,000 or \$185.09 and \$149.44 per square foot of building area. The subject's assessment reflects a market value of \$123,877 or \$194.47 per square foot of building area, which falls below the market values of the best comparables in the record on a total market value basis but above the market values on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their larger building size, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence the Board finds a reduction in the subject's assessment is not 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: January 16, 2024



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

Jeff Weidner, by attorney:
Ronald Kingsley
Lake County Real Estate Tax Appeal, LLC
40 Landover Parkway
Suite 2
Hawthorn Woods, IL 60047

COUNTY

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