



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

APPELLANT: Linda Koral
DOCKET NO.: 22-00876.001-R-1
PARCEL NO.: 15-33-301-100

The parties of record before the Property Tax Appeal Board are Linda Koral, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$31,547
IMPR.: \$108,126
TOTAL: \$139,673

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 2022 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 2,536 square feet of living area. The dwelling was built in 1995 and is approximately 27 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a garage with 448 square feet of building area. The property has an approximately 3,049 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 four comparable sales that have the same assessment neighborhood code as the subject and are located within 0.09 of a mile from the subject property. The comparables have sites with 3,049 or 3,484 square feet of land area that are improved with 2-story dwellings of wood siding exterior construction with 2,266 or 2,536 square feet of living area. The dwellings are 28 or 29 years old. Each comparable has a basement with one having

finished area, central air conditioning, one fireplace and a garage with 400 or 448 square feet of building area. The properties sold from February to October 2020 for prices ranging from \$333,000 to \$389,500 or from \$134.03 to \$153.59 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$123,925 which reflects a market value of \$371,812 or \$146.61 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$139,673. The subject's assessment reflects a market value of \$419,943 or \$165.59 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located within 0.12 of a mile from the subject. The comparables have sites that range in size from 2,613 to 10,248 square feet of land area that are 2-story dwellings of frame exterior construction with 2,002 or 2,536 square feet of living area. The dwellings were built from 1990 to 1994. Each comparable has a basement with two having finished area, central air conditioning, one fireplace, and a garage with 420 or 448 square feet of building area. The properties sold from May to July of 2021 for prices ranging from \$350,000 to \$440,000 or from \$165.62 to \$174.83 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables that sold in 2020, which are less proximate in time to the January 1, 2022 assessment date at issue than comparables submitted by the board of review. The Board also gives less weight to the board of review comparable #3 which has a significantly larger lot size and smaller dwelling size than the subject.

The Board finds the best evidence of market value to be board of review comparables #1 and #2. These comparables sold more proximate in time to the subject's assessment date at issue, are identical to the subject in dwelling size and similar to the subject in location, age, and some features. However, both comparables have basement finish, unlike the subject's unfinished basement, suggesting a downward adjustment for this feature would be needed to make them more equivalent to the subject. Nevertheless, these two comparables sold in May and July 2021 for prices of \$420,000 and \$440,000 or for \$165.62 and \$173.50 per square foot of living area, land included. The subject's assessment reflects a market value of \$419,943 or \$165.59 per

square foot of living area, including land, which falls below the two best comparable sales in the record both in terms of overall market value and on a price-per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to 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:

May 21, 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

Linda Koral , by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

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