



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

APPELLANT: Sam Shulman
DOCKET NO.: 22-00899.001-R-1
PARCEL NO.: 15-33-105-006

The parties of record before the Property Tax Appeal Board are Sam Shulman, 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: \$33,836
IMPR.: \$110,632
TOTAL: \$144,468

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 two-story dwelling of wood siding exterior construction with 2,124 square feet of living area. The dwelling was constructed in 1983 and is approximately 39 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 400 square foot garage. The property has an approximately 10,750 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 and are located within 0.42 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction containing from 2,444 to 2,582 square feet of living area. The homes are from 41 to 44 years old. Each comparable has a basement with three having finished area, central air conditioning

and a garage ranging in size from 420 to 462 square feet of building area. Three comparables each have one fireplace. The properties sold from October 2020 to July 2021 for prices ranging from \$405,000 to \$440,000 or from \$164.63 to \$178.40 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$121,889 which reflects a market value of \$365,704 or \$172.18 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 \$144,468. The subject's assessment reflects a market value of \$434,360 or \$204.50 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 five comparable sales that have the same assessment neighborhood code as the subject and are located within 0.70 of a mile from the subject property. The comparables are improved with two-story dwellings of wood siding exterior construction containing from 2,155 to 2,302 square feet of living area. The homes were built from 1981 to 1987. Each comparable has a basement with one having finished area, central air conditioning and a garage ranging in size from 440 to 462 square feet of building area. Four comparables each have one or two fireplaces. The properties sold from November 2021 to July 2022 for prices ranging from \$500,000 to \$575,000 or from \$217.20 to \$253.75 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 nine comparable sales for the Board's consideration. The Board gives less weight to appellant comparables and board of review comparable #1 which differ from the subject in dwelling size, basement finish, and/or sold in 2020, less proximate to the January 1, 2022 assessment date than other properties in the record.

The Board finds the best evidence of market value to be the board of review comparables #2, #3, #4 and #5 which sold proximate to the subject's assessment date at issue and are more similar to the subject in location, age, dwelling size, unfinished basement and most features. These four comparables sold from November 2021 to July 2022 for prices ranging from \$500,000 to \$532,000 or from \$217.20 to \$246.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$434,360 or \$204.50 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record and is logical given the subject's smaller dwelling size. Based on this record, and after considering adjustments to the best comparables for differences from the subject, the Board finds

a reduction in the subject's estimated market value as reflected by its 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:

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

Sam Shulman, 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