



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

APPELLANT: Akiko Maeda
DOCKET NO.: 22-00981.001-R-1
PARCEL NO.: 15-17-413-002

The parties of record before the Property Tax Appeal Board are Akiko Maeda, 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: \$51,189
IMPR.: \$173,108
TOTAL: \$224,297

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 with wood siding exterior construction containing 3,626 square feet of living area. The dwelling was built in 1991 and is approximately 31 years old. Features of the home include a basement that is partially finished, central air conditioning, one fireplace, 2½ bathrooms, and an attached garage with 800 square feet of building area. The property has a site with approximately 18,020 square feet of land area 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 improved with two-story dwellings of wood siding or brick exterior construction that range in size from 3,288 to 4,118 square feet of living area. The homes are either 31 or 32 years old. Each property has a basement with finished area, central air conditioning, one fireplace, 2½ to 3½ bathrooms, and an attached

garage ranging in size from 630 to 800 square feet of building area. These properties have sites ranging in size from 15,002 to 20,037 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .05 to .20 of a mile from the subject property. The sales occurred from September 2020 to August 2021 for prices ranging from \$520,000 to \$658,000 or from \$155.42 to \$177.67 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$197,311.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$224,297. The subject's assessment reflects a market value of \$674,375 or \$185.98 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 improved with two-story dwellings of frame, brick, or brick and frame exterior construction that range in size from 3,260 to 3,898 square feet of living area. The homes were built from 1990 to 1999. Each comparable has a basement, one being a walk-out design, with four having finished area. Each property has central air conditioning, one or two fireplaces, 2½ or 3½ bathrooms, and an attached garage ranging in size from 672 to 800 square feet of building area. These properties have sites ranging in size from 15,569 to 20,813 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located from approximately .09 to .23 of a mile from the subject property. The sales occurred from March 2020 to August 2021 for prices ranging from \$585,000 to \$756,000 or from \$174.26 to \$203.80 per square foot of living area, including land.

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 nine sales submitted by the parties to support their respective positions. The comparables are similar to the subject in location, land area, style, age, dwelling size, and relative features. The Board, however, gives less weight to appellant's comparable sales #1 and #2 as well as board of review sales #4 and #5 as these properties sold in 2020, not as proximate in time to the assessment date as the remaining sales submitted by the parties. The Board finds the best evidence of market value to be appellant's comparable sales #3 and #4 as well as board of review comparable sales #1, #2 and #3. These five comparables sold for prices ranging from \$632,500 to \$756,000 or from \$161.75 to \$203.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$674,375 or \$185.98 per square foot of living area, including land, and is well within the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as

established by the board of review is correct and 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

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COUNTY

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