



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

APPELLANT: Brian Zaban  
DOCKET NO.: 22-01507.001-R-1  
PARCEL NO.: 16-28-122-008

The parties of record before the Property Tax Appeal Board are Brian Zaban, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; 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:** \$44,139  
**IMPR.:** \$260,592  
**TOTAL:** \$304,731

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 3,926 square feet of living area. The dwelling was constructed in 2004. Features of the home include a basement, central air conditioning, a fireplace and a 744 square foot garage. The property has an approximately 8,370 square foot site and is located in Deerfield, West Deerfield Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales that have the same assessment neighborhood code as the subject and are located within .53 of a mile from the subject property. The parcels range in size from 8,102 to 10,202 square feet of land area and are improved with 2-story dwellings ranging in size from 3,143 to 4,436 square feet of living area. The dwellings were built from 2001 to 2008. Each comparable has a basement, central air conditioning, a

fireplace and a garage ranging in size from 390 to 768 square feet of building area. The comparables sold from February 2021 to June 2022 for prices ranging from \$560,000 to \$874,000 or from \$126.24 to \$278.08 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$290,495, which would reflect a market value of \$871,572 or \$222.00 per square foot of above ground living area, including land, when using 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 \$304,731. The subject's assessment reflects a market value of \$914,284 or \$232.88 per square foot of above ground living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

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 .53 of a mile from the subject. The parcels range in size from 9,000 to 26,570 square feet of land area and are improved with 1.5-story or 2-story dwellings ranging in size from 3,170 to 4,161 square feet of living area. The dwellings were built from 2003 to 2017. The comparables each have a basement, three of which have finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 462 to 667 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from July 2021 to November 2022 for prices ranging from \$1,178,000 to \$1,400,000 or from \$303.52 to \$426.70 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

### **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 a ten comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #2, #4 and #5, as well as board of review comparables #1, #3 and #5 which differ from the subject in dwelling size. Furthermore, the appellant's comparable sale #1 appears to be an outlier due to its considerably lower sale price of \$560,000 or \$126.24 per square foot of living, including land, when compared to the other sales in the record and board of review comparable #3 has a considerably larger site size and an inground swimming pool, when compared to the subject.

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

The Board finds the best evidence of market value to be the appellant's comparable #3, along with board of review comparables #2 and #4, which are similar to the subject in location, dwelling size, design, age and some features. However, two of the three comparables have finished basement area, not a feature of the subject, suggesting downward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold from February 2021 to June 2022 for prices ranging from \$830,000 to \$1,375,000 or from \$226.16 to \$330.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$914,284 or \$232.88 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. 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:

February 20, 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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