



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

APPELLANT: Nordean & Julie Moustaf  
DOCKET NO.: 22-02447.001-R-1  
PARCEL NO.: 14-07-101-053

The parties of record before the Property Tax Appeal Board are Nordean & Julie Moustaf, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$50,973  
**IMPR.:** \$284,070  
**TOTAL:** \$335,043

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 brick exterior construction with 6,886 square feet of living area. The dwelling was constructed in 2007 and has effective age of 2011. Features of the home include an unfinished basement, central air conditioning, four fireplaces, an inground swimming pool, a 3,295 square foot patio, and a 980 square foot garage.<sup>1</sup> The property has a 58,397 square foot site and is located in North Barrington, Ela Township, Lake County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellants submitted information on six equity comparables located within the same assessment neighborhood code as the subject. The comparables are described as 2-story dwellings of brick, frame, or brick and frame exterior

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<sup>1</sup> Additional descriptive details of the subject property such as patio and pool were found in the board of review's evidence which were not refuted by the appellants in rebuttal.

construction ranging in size from 6,361 to 7,303 square feet of living area. The dwellings were built from 1998 to 2005 and have unfinished basements. Each comparable has central air conditioning, two to six fireplaces, and a garage ranging in size from 912 to 1,972 square feet of building area. The comparables have improvement assessments ranging from \$236,510 to \$284,982 or from \$36.60 to \$39.36 per square foot of living area. Based on this evidence the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$335,043. The subject property has an improvement assessment of \$284,070 or \$41.25 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject. The comparables are described as 2-story dwellings of brick exterior construction ranging in size from 6,163 to 6,828 square feet of living area. The dwellings were built from 1994 to 2011 and have basements, three of which are walkout in design. Each comparable has central air conditioning, two to six fireplaces and a garage ranging in size from 1,100 to 1,764 square feet of building area. Three comparables have patios ranging in size from 126 to 1,144 square feet. Comparable #2 has a balcony. Comparable #3 has a portico and an inground swimming pool. The comparables have improvement assessments ranging from \$255,607 to \$291,513 or from \$41.47 to \$42.69 per square foot of living area. Based on this evidence, the board of review requests no change to the subject's assessment.

In rebuttal, the appellants' counsel contends board of review comparables #1 and #3 are not comparable to the subject due to differences in age and size.

### **Conclusion of Law**

The taxpayers contend assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted 12 equity comparables for the Board's consideration which are relatively similar to the subject in location, age, dwelling size and some features. Although board of review comparable #3 is 13 years older than the subject, it is the only comparable in the record with an inground swimming pool like the subject. Nevertheless, these comparables have improvement assessments that range from \$236,510 to \$291,513 or from \$36.60 to \$42.69 per square foot of living area. The subject's improvement assessment of \$284,070 or \$41.25 per square foot of living area falls within the range established by the comparables in this record and well supported by the only comparable in the record with an inground swimming pool like the subject. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds the appellants did not demonstrate with clear and convincing

evidence that the subject's improvement was inequitably assessed 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: March 26, 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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APPELLANT

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COUNTY

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Lake County Courthouse  
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