



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

APPELLANT: Larry Toban
DOCKET NO.: 23-01496.001-R-2
PARCEL NO.: 16-22-409-032

The parties of record before the Property Tax Appeal Board are Larry Toban, 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: \$60,762
IMPR.: \$383,749
TOTAL: \$444,511

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 2023 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 3,445 square feet of living area. The dwelling was constructed in 2018 and is approximately 5 years old. Features of the home include a full unfinished basement, 3½ bathrooms, central air conditioning, a fireplace and a 420 square foot garage. The property has a 12,025 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales, one of which is located in the same assessment neighborhood code as the subject. In a brief, the appellant reported the two other comparables are located approximately ¼ of a mile from the subject. Each of these comparables also have a larger garage than the subject. The comparable parcels range in size from 7,501 to 10,685 square feet of land area each of which is improved with a two-story dwelling ranging in

age from 11 to 23 years old. The comparables range in size from 2,863 to 3,197 square feet of living area. Each comparable has an unfinished basement, 3½ or 4½ bathrooms, central air conditioning, and a garage ranging in size from 440 to 484 square feet of building area. Two comparables each have a fireplace. The comparables sold from March 2021 to July 2022 for prices ranging from \$825,000 to \$951,000 or from \$288.16 to \$302.71 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced assessment of \$337,576.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$444,511. The subject's assessment reflects a market value of \$1,333,666 or \$387.13 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales, two of which are located in the same assessment neighborhood code as the subject. The comparable parcels range in size from 7,500 to 9,383 square feet of land area each of which is improved with a one-story, a two-story or a three-story dwelling ranging in age from 4 to 95 years old. The comparables range in size from 2,200 to 3,008 square feet of living area. Each comparable has a basement with finished area, 2½ to 4½ bathrooms, central air conditioning and a garage ranging in size from 299 to 441 square feet of building area. Two comparables each have a fireplace. The comparables sold from July 2021 to August 2022 for prices ranging from \$925,000 to \$1,400,000 or from \$415.56 to \$495.05 per square foot of living area, including land.

Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

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 six comparable sales to support their respective positions before the Property Tax Appeal Board. None of the comparables are particularly similar to the subject in lot size, design/story height, age, dwelling size, and/or lack of basement finish when compared to the subject property. However, the Board has given reduced weight to appellant's

¹ 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). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

comparables #2 and #3 as well as board of review comparable #2, as each property sold in 2021, dates most remote in time to the lien date at issue of January 1, 2023.

On this limited record, the Board finds the best evidence of market value to be appellant's comparable sale #1 along with board of review comparable sales #1 and #3, each of which sold in 2022, dates more proximate in time to the lien date and thus more likely to be reflective of market value as of January 1, 2023. Adjustments to each of these three comparables are necessary to make them more equivalent to the subject property in lot size, age, story height, dwelling size, lack of basement finish and/or garage size. These most similar comparables sold from May to August 2022 for prices ranging from \$825,000 to \$1,400,000 or from \$288.16 to \$495.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,333,666 or \$387.13 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments for differences to the best comparable sales 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: _____

November 19, 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

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