



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

APPELLANT: Dave Mayber  
DOCKET NO.: 23-02001.001-R-1  
PARCEL NO.: 16-34-302-007

The parties of record before the Property Tax Appeal Board are Dave Mayber, the appellant, by attorney Kyle Gordon Kamego, 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:** \$62,943  
**IMPR.:** \$174,231  
**TOTAL:** \$237,174

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 2-story dwelling of brick exterior construction with 2,940 square feet of living area. The dwelling was constructed in 1967 with an effective age of 1984 due to remodeling.<sup>1</sup> Features of the home include a basement with finished area, central air conditioning, a fireplace and a 462 square foot garage. The property has a 15,544 square foot site and is located in Deerfield, Moraine 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 located within .49 of a mile from the subject. The comparables have sites ranging in size from 10,980 to 19,350 square feet of land area and are improved with 2-story dwellings of wood siding or brick exterior construction ranging in size from 2,708 to 3,191 square feet of living area. The dwellings were built from

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<sup>1</sup> The subject's property record card submitted by the board of review noted the subject was remodeled in 2018.

1964 to 1968 and have effective ages of 1967 or 1968. The dwellings have basements, three of which have finished area. Each home has central air conditioning, one fireplace, and a garage ranging in size from 393 to 528 square feet of building area. Comparable #1 has an inground swimming pool. The comparables sold from February to December 2022 for prices ranging from \$538,250 to \$705,000 or from \$194.30 to \$234.95 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$237,174. The subject's assessment reflects a market value of \$711,593 or \$242.04 per square foot of living area, land included, when using the statutory level of assessment.<sup>2</sup>

In response to the appeal, the board of review noted the subject was updated and provided a copy of the building permit that was issued on November 2, 2016 for remodeling and the cost of project was \$39,500. The board of review contends appellant's comparables #2 and #4 about the Middle Fork North Branch Chicago River and receive a -20% obs. Appellant's comparable #2 is also a short sale.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .49 of a mile from the subject. The comparables have sites ranging in size from 8,681 to 27,324 square feet of land area and are improved with 2-story dwellings of aluminum siding, wood siding, or brick exterior construction ranging in size from 2,831 to 3,073 square feet of living area. The dwellings were built from 1963 to 1968 and have basements, three of which have finished area. Each home has central air conditioning, one fireplace, and a garage ranging in size from 440 to 506 square feet of building area. The comparables sold from May 2021 to January 2023 for prices ranging from \$735,000 to \$785,000 or from \$252.40 to \$271.99 per square foot of living area, including land. 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 record contains eight comparables sales for the Board's consideration. The Board gives less weight to appellant's comparable #1 which has an inground swimming pool unlike the subject property. The Board gives less weight to board of review comparables #1, #3 and #4 which sold

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<sup>2</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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

in 2021, less proximate in time to the January 1, 2023 assessment date than the remaining comparables in the record.

The Board finds the best evidence of the subject's market value to be appellant's comparables #2, #3 and #4 as well as board of review comparable #2 which sold proximate in time to the assessment date at issue and are similar in location, style, age, dwelling size, and most features. The comparables sold from February 2022 to January 2023 for prices ranging from \$538,250 to \$770,000 or from \$198.76 to \$271.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$711,593 or \$242.04 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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: \_\_\_\_\_

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

AGENCY

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