



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

APPELLANT: Mitchell Rattner
DOCKET NO.: 21-00846.001-R-1
PARCEL NO.: 15-04-303-040

The parties of record before the Property Tax Appeal Board are Mitchell Rattner, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. in Chicago; 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: \$25,626
IMPR.: \$94,897
TOTAL: \$120,523

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 2021 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 tri-level dwelling of wood siding exterior construction with 1,674 square feet of living area. The dwelling was constructed in 1976. Features of the home include a lower level, a basement with finished area, central air conditioning, a fireplace, and a garage containing 462 square feet of building area. The property has an 8,060 square foot site and is located in Vernon Hills, Vernon 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 located within .56 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of tri-level dwellings of wood siding exterior construction ranging in size from 1,269 to 1,674 square feet of living area. The homes were built from 1975 to 1984, with comparable #3 having an effective age of 1979. Each dwelling has central air conditioning, a lower level, and a garage ranging in

size from 441 to 483 square feet of building area. Two comparables each have a fireplace and comparable #5 has a basement with finished area. The parcels range in size from 7,210 to 11,030 square feet of land area. The comparables sold from January to December 2020 for prices ranging from \$240,000 to \$295,000 or from \$158.30 to \$189.13 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$98,286, for an estimated market value of \$294,887 or \$176.16 per square foot of living area, including land, when applying 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 \$120,523. The subject's assessment reflects a market value of \$362,475 or \$216.53 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% 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 located within .56 of a mile of the subject and within the subject's assessment neighborhood. Comparable #5 is the same property as appellant comparable #5. The comparables consist of tri-level dwellings of wood siding exterior construction containing either 1,269 or 1,674 square feet of living area. The dwellings were built from 1975 to 1984. Each dwelling has central air conditioning, a lower level, a basement with finished area, and a garage containing either 441 or 462 square feet of building area. Three comparables each have a fireplace and comparable #2 has a hot tub. The parcels range in size from 6,500 to 9,050 square feet of land area. The comparables sold from January 2020 to May 2021 for prices ranging from \$240,000 to \$405,000 or from \$189.13 to \$241.94 per square foot of living area, including land. The board of review also submitted Multiple Listing Service sheets for comparables #4 and #5 and a memorandum critiquing the appellant's comparables. Moreover, the board of review argued that comparable #5 sold below market value. Based on this evidence, the board of review requested an increase of the subject's assessment to \$129,984 in order to reflect the median value of its comparables. The increase would reflect an estimated market value of \$390,929 or \$233.52 per square foot of living area, including land, when applying the three-year average median level of assessment of 33.25%.

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 nine comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board gives less weight to the appellant's comparables, including the common comparable, due to differences in dwelling size or foundation when compared to the subject.

The Board finds the best evidence of market value to be board of review comparable sales #1 through #4, which are similar to the subject in age, location, and features and are identical to the subject in dwelling size. These most similar comparables sold for prices ranging from \$353,000 to \$405,000 or from \$210.87 to \$241.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$362,475 or \$216.53 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 to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified. While the board of review seeks an increase in the subject's assessment, a review of the evidence fails to warrant increasing the subject's assessment to a market value of \$390,929. The subject's estimated market value based on its assessment is bracketed by the four best sales in the record. Thus, the Board finds no increase in the subject's assessment is warranted on this record.

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:

September 19, 2023



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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