



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

APPELLANT: David Block
DOCKET NO.: 21-00949.001-R-1
PARCEL NO.: 15-25-207-003

The parties of record before the Property Tax Appeal Board are David Block, 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: \$82,823
IMPR.: \$210,780
TOTAL: \$293,603

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 two-story dwelling of wood siding and brick exterior construction with 5,624 square feet of living area. The dwelling was constructed in 1967. Features of the home include a basement with finished area, central air conditioning, two fireplaces, a 728 square foot attached garage and a 684 square foot inground swimming pool.¹ The property has a 49,660 square foot site and is located in Riverwoods, Vernon 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 that have the same assessment neighborhood code as the subject and are located from approximately .59 to .84 of mile from the

¹ The size of the subject's inground swimming pool is found in the property record card provided by the board of review.

subject property. The comparables have sites that range in size from 87,560 to 103,900 square feet of land area. The appellant reported the comparables are improved with one-story² or two-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 4,124 to 5,838 square feet of living area. The dwellings were built from 1950 to 1969 and have reported effective ages ranging from 1965 to 1973. Comparable #2 has a full basement, comparable #4 has a crawl space foundation and the two remaining comparables each have a concrete slab foundation. Each comparable has central air conditioning, one to four fireplaces and an attached garage ranging in size from 640 to 2,263 square feet of building area. Comparable #4 has an 880 square foot detached garage. The comparables sold from May 2020 to July 2021 for prices ranging from \$525,375 to \$850,000 or from \$103.46 to \$187.92 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 \$293,603. The subject's assessment reflects a market value of \$883,017 or \$157.01 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 four comparable sales that have the same assessment neighborhood code as the subject and are located from approximately .47 to .96 of a mile from the subject property. The comparables have sites that range in size from 38,330 to 47,650 square feet of land area. The board of review reported the comparables are improved with one-story³ or two-story dwellings of brick or wood siding exterior construction ranging in size from 5,301 to 6,133 square feet of living area. The dwellings were built from 1976 to 2007 with comparables #1 and #4 having reported effective ages of 1992 and 1982, respectively. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and an attached garage ranging in size from 627 to 1,056 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from March to September 2020 for prices ranging from \$1,020,000 to \$1,206,000 or from \$184.55 to \$203.74 per square foot of living area, including land. Based on this 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.

² The appellant's comparables #1, #3 and #4 have ground floor areas ranging from 1,380 to 1,677 square feet with above ground areas ranging from 4,124 to 5,838 square feet, suggesting these dwellings are part two-story.

³ The board of review's comparable #1 has a ground floor area of 1,245 square feet with an above ground area 6,133 square feet, suggesting the dwelling is part two-story.

The record contains eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's four comparables due to their significantly larger site sizes, smaller dwelling sizes and/or dissimilar foundation types, when compared to the subject. The Board has given reduced weight to board of review comparables #2 and #3 due to their newer dwelling ages when compared to the subject.

The Board finds the best evidence of market value to be the board of review comparables #1 and #4, which are relatively similar to the subject in location, site size, dwelling size and foundation type. However, the board finds both comparables have newer effective ages when compared to the subject and neither of these comparables have an inground swimming pool like the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in May and September 2020 for prices of \$1,080,000 and \$1,206,000 or for \$196.64 and \$203.74 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$883,017 or \$157.01 per square foot of living area, including land, which is less than the two 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 no reduction in the subject's assessment is warranted.

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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