



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

APPELLANT: Nancy Kenyeri
DOCKET NO.: 21-01186.001-R-1
PARCEL NO.: 16-09-111-005

The parties of record before the Property Tax Appeal Board are Nancy Kenyeri, 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: \$65,339
IMPR.: \$106,947
TOTAL: \$172,286

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 one-story dwelling of brick exterior construction with 2,397 square feet of living area. The dwelling was constructed in 1973. Features of the home include a partial basement with finished area,¹ central air conditioning, a fireplace and a 624 square foot garage. The property has a 12,750 square foot site and is located in Lake Forest, West Deerfield 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 that have the same assessment neighborhood code as the subject and are located within .29 of mile from the subject property.

¹ Both parties reported the subject has an unfinished basement, whereas the Multiple Listing Service data sheet associated with the subject's November 2018 sale provided by the board of review indicates the basement is partially finished.

The comparables have sites that range in size from 9,510 to 20,680 square feet of land area. The appellant reported the comparables are improved with one-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 2,024 to 2,254 square feet of living area. The dwellings were built from 1962 to 1972. Two comparables have central air conditioning, two comparables each have a fireplace and each comparable has a garage ranging in size from 418 to 572 square feet of building area. The comparables sold from February 2020 to April 2021 for prices ranging from \$389,000 to \$535,000 or from \$173.03 to \$247.46 per square foot of living area, including land. The appellant's grid analysis also revealed the subject was purchased in November 2018 for a price of \$525,000 or \$219.02 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 \$172,286. The subject's assessment reflects a market value of \$518,153 or \$216.17 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 response to the appeal, the board of review submitted a copy of the Multiple Listing Service (MLS) data sheet associated with the sale of the subject property, as well as MLS data sheets for the appellant's comparables #2 and #3. According to the subject's MLS listing, the property was listed for sale on August 29, 2018 for a price of \$574,000 and subsequently sold on November 30, 2018 for a price of \$525,000 or \$219.02 per square foot of living area, including land. The board of review argued that the subject's assessment reflects a market value that is lower than its 2018 sale price. The board of review provided two separate MLS listings for the appellant's comparable #2, where the March 2021 listing indicates the dwelling is a tri-level design with approximately 2,024 square feet of living area that is being sold in "as-is" condition and sold in April 2021 for a price of \$389,000, as an estate sale. The January 2022 listing for the appellant's comparable #2 indicates the property is currently listed for a price of \$649,000, and the dwelling is a tri-level design that has been fully renovated and now has approximately 3,390 square feet of living area. The MLS listing for the appellant's comparable #3 revealed the home is an estate and being "sold as is. Priced to sell..."

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 within .31 of a mile from the subject property. The board of review's comparable #2 is the same property as the appellant's comparable #1.² The comparables have sites that range in size from 20,020 to 20,740 square feet of land area. The comparables are improved with one-story dwellings of wood siding or brick and wood siding exterior construction ranging in size from 1,999 to 2,542 square feet of living area. The dwellings were built from 1958 to 1967. The board of review reported that comparable #4 has a concrete slab foundation and three comparables each have a basement, one of which have finished area. Three comparables have central air conditioning. Each comparable has a fireplace and a garage ranging in size from 400 to 624 square feet of building area. The comparables sold from January to November 2020 for

² The parties differ as to the sale date of the common comparable. The board of review reported the sale occurred in January 2020, while the appellant reported the sale occurred in February 2020.

prices ranging from \$535,000 to \$716,000 or from \$247.46 to \$325.16 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.

The record contains six suggested comparable sales for the Board's consideration, as one sale was common to the parties. The Board has given less weight to the appellant's comparable #2, as well as board of review comparable #4 due to differences from the subject in dwelling size.

The Board finds the best evidence of market value to be the parties' remaining comparables, which includes the common comparable. The Board finds these four comparables are more similar to the subject in dwelling size and design. However, the Board finds these comparables have larger site sizes, older dwelling ages and have features with varying degrees of similarity when compared to the subject, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, these comparables sold for prices ranging from \$390,000 to \$716,000 or from \$173.03 to \$281.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$518,153 or \$216.17 per square foot of living area, including land, which falls within the range established by the 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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