



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

APPELLANT: Eric Anderson
DOCKET NO.: 21-01216.001-R-1
PARCEL NO.: 06-25-312-007

The parties of record before the Property Tax Appeal Board are Eric Anderson, 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: \$11,882
IMPR.: \$71,857
TOTAL: \$83,739

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 vinyl siding exterior construction with 2,087 square feet of living area. The dwelling was constructed in 1991. Features of the home include a full basement, central air conditioning and a 420 square foot garage. The property has a 6,600 square foot site and is located in Grayslake, Avon 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 .50 of a mile from the subject and within the same assessment neighborhood code as the subject. The parcels range in size from 7,200 to 11,470 square feet of land area and are each improved with a two-story dwelling of vinyl siding exterior construction. The homes were built in either 1992 or 1993 with comparables #2 and #4 having reported newer effective ages of 1995 and 1996, respectively. The homes range in size from 1,913 to 2,636 square feet of living area. Three dwellings have

basements, two of which have finished area, and comparable #1 has a crawl space foundation. Each dwelling has central air conditioning and a garage of either 420 or 484 square feet of building area. Three of the homes each have a fireplace. The properties sold from January to August 2020 for prices ranging from \$219,800 to \$260,000 or from \$92.94 to \$116.80 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$71,602 which would reflect a market value of \$214,827 or \$102.94 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 \$83,739. The subject's assessment reflects a market value of \$251,847 or \$120.67 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 which are located within .25 of a mile from the subject and within the same neighborhood code as the subject. The comparables consist of two-story dwellings of vinyl siding exterior construction. The homes range in size from 1,710 to 2,162 square feet of living area and were built from 1991 to 1996 with comparables #1 and #5 having reported effective ages of 1994 and 1998, respectively. Four comparables each have a basement, two of which have finished area, and comparable #2 has a crawl-space foundation. Features include central air conditioning and a garage of either 412 or 418 square feet of building area. Two of the comparables each have a fireplace. The comparables sold from February 2020 to January 2021 for prices ranging from \$218,500 to \$287,500 or from \$114.25 to \$168.13 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 parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 for its larger dwelling size when compared to the subject and to appellant's comparable #1 and board of review comparable #2 for their crawl-space foundation types when compared to the subject's full basement.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #4 along with board of review comparable sales #1, #3, #4 and #5 which are each similar to the

subject in location, age, design, dwelling size and most features, although three of these comparables have finished basement area which would necessitate downward adjustments to make the properties more similar to the subject's unfinished basement. These six most similar comparables sold from February 2020 to January 2021 for prices ranging from \$225,000 to \$287,500 or from \$100.81 to \$168.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$251,847 or \$120.67 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, including for finished basement area 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:

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Eric Anderson, by attorney:
Eric Feldman
Eric Feldman & Assoc. P.C.
53 W. Jackson Blvd.
Suite 1622
Chicago, IL 60604

COUNTY

Lake County Board of Review
Lake County Courthouse
18 North County Street, 7th Floor
Waukegan, IL 60085