



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

APPELLANT: James Goldman
DOCKET NO.: 21-01218.001-R-1
PARCEL NO.: 06-24-404-008

The parties of record before the Property Tax Appeal Board are James Goldman, 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: \$12,390
IMPR.: \$71,353
TOTAL: \$83,743

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 1,888 square feet of living area. The dwelling was constructed in 1987 and has a reported effective age of 1994. Features of the home include a full basement, central air conditioning, a fireplace and a 624 square foot garage. The property has an 8,710 square foot site and is located in Third Lake, Avon 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 .21 of a mile from the subject and within the same assessment neighborhood code as the subject. The parcels range in size from 9,150 to 12,200 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 1986 or 1987 and range in size from 1,716 to 2,374 square feet of living area. Three of the dwellings each have a

basement with finished area and comparables #1 and #3 each have crawl-space foundations. The homes each feature central air conditioning, a fireplace and a garage ranging in size from 396 to 484 square feet of building area. Comparable #2 has an inground swimming pool. The properties sold from February to July 2020 for prices ranging from \$205,000 to \$213,600 or from \$88.04 to \$124.13 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$64,684 which would reflect a market value of \$194,071 or \$102.79 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 \$83,743. The subject's assessment reflects a market value of \$251,859 or \$133.40 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 .23 of a mile from the subject. Four of the comparables are located within the same neighborhood code as the subject. The comparable parcels range in size from 8,710 to 14,810 square feet of land area and are each improved with a two-story dwelling of either wood or vinyl siding exterior construction. The homes range in size from 1,582 to 2,234 square feet of living area and were built from 1986 to 1989 with comparable #4 having a reported effective age of 1992. Four of the comparables each have a basement, two of which have finished area, and comparable #1 has a crawl-space foundation. Features include central air conditioning, a fireplace and a garage ranging in size from 400 or 572 square feet of building area. The comparables sold from January 2020 to March 2021 for prices ranging from \$217,500 to \$325,000 or from \$137.19 to \$157.80 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 ten comparable sales with varying degrees of similarity to the subject property. The Board has given reduced weight to appellant's comparables #1 and #3 along with board of review comparable #1 as each of these dwellings has a dissimilar crawl-space foundation when compared to the subject's full basement.

The Board finds the best evidence of market value to be appellant's comparable sales #2, #4 and #5 along with board of review comparable sales #2 through #5 which are each similar to the subject in age, design and several features, although the subject has a newer effective age than

any of these comparables. These most similar comparables sold from April 2020 to March 2021 for prices ranging from \$213,600 to \$325,000 or from \$88.04 to \$157.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$251,859 or \$133.40 per square foot of living area, including land, which is within the range established by the best comparable sales in this record, despite that the subject has a newer effective age and lacks finished basement area which is a feature of five of the best comparable sales in the record. Based on this evidence and after giving due consideration to necessary 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.

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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