



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

APPELLANT: Nadia Eskinazi
DOCKET NO.: 21-01381.001-R-1
PARCEL NO.: 10-34-401-024

The parties of record before the Property Tax Appeal Board are Nadia Eskinazi, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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: \$34,524
IMPR.: \$153,979
TOTAL: \$188,503

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 brick and Dryvit exterior construction with 4,185 square feet of living area. The dwelling was constructed in 2009. Features of the home include a basement, central air conditioning, two fireplaces and a 932 square foot garage. The property has a 44,760 square foot site and is located in Mundelein, Fremont 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 .73 of mile from the subject property. The comparables have sites that range in size from 40,070 to 82,590 square feet of land area.

The appellant reported the comparables are improved with one-story¹ or two-story dwellings of brick, Dryvit or wood siding exterior construction ranging in size from 4,062 to 4,860 square feet of living area. The dwellings were built from 1986 to 2002. The comparables each have a basement, one of which has finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 816 to 1,197 square feet of building area. Comparable #3 has an inground swimming pool. The comparables sold from February 2019 to September 2020 for prices ranging from \$420,000 to \$640,000 or from \$88.55 to \$131.69 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 \$188,503. The subject's assessment reflects a market value of \$566,926 or \$135.47 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 that are located within .70 of a mile from the subject property, three of which have the same assessment neighborhood code as the subject. The comparables have sites that range in size from 47,500 to 82,840 square feet of land area. The comparables are improved with one-story or two-story dwellings of brick, vinyl siding or wood siding exterior construction ranging in size from 3,033 to 4,000 square feet of living area. The dwellings were built from 1983 to 1994. The comparables each have a basement, four of which have finished area and one of which is a walk-out. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 704 to 960 square feet of building area. The comparables sold from September 2019 to March 2021 for prices ranging from \$568,900 to \$725,000 or from \$142.23 to \$211.67 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The board of review also submitted a Multiple Listing Service data sheet disclosing the subject property was listed for sale on February 9, 2020 for a price of \$699,900 but the listing was subsequently taken off the market on March 25, 2020.

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 eight suggested comparable sales for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to their sales occurring less

¹ The appellant's comparable #2 has a ground floor area of 1,242 square feet with an above ground area of 4,062 square feet suggesting the dwelling is part two-story.

proximate to the lien date at issue or due to significant differences from the subject in site size, dwelling size, design, age and/or features. Nevertheless, the Board has given less weight to the appellant's comparable #1, as well as board of review comparables #2 and #4 which are less similar to the subject in age or dwelling size than are the other comparables in the record. Furthermore, board of review comparable #4 is a one-story design when compared to the subject's two-story design. The Board has also given less weight to the appellant's comparables #2 and #3, along with board of review comparable #5 due to their sale dates occurring from 15 to 22 months prior to the assessment date issue and are thus less likely to be indicative of the subject's market value as of January 1, 2021.

The Board finds the best evidence of market value to be board of review comparables #1 and #3, which are relatively similar to the subject in location. However, the Board finds both comparables have larger site sizes when compared to the subject and both dwellings are somewhat smaller in size and 15 years older in age when compared to the subject, suggesting adjustments would be required for these differences to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in March 2021 and October 2020 for prices of \$725,000 and \$640,000 or for \$196.32 and \$187.57 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$566,926 or \$135.47 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

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

APPELLANT

Nadia Eskinazi, by attorney:
Gregory Riggs
Tax Appeals Lake County
830 West IL Route 22
Suite 286
Lake Zurich, IL 60047

COUNTY

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