



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

APPELLANT: Steven Pak
DOCKET NO.: 12-01500.001-R-1
PARCEL NO.: 13-13-114-018

The parties of record before the Property Tax Appeal Board are Steven Pak, the appellant, and the Lake County Board of Review.

Based on the facts and exhibits presented, 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: \$23,584
IMPR.: \$91,566
TOTAL: \$115,150

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) contesting the assessment for the 2012 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 is improved with a one-story dwelling of brick construction with 2,071 square feet of living area. The dwelling was constructed in 1957. Features of the home include a full basement that is partially finished, central air conditioning, two fireplaces and a 475 square foot garage located in the basement. The property has a 20,701 square foot site and is located in North Barrington, Cuba Township, Lake County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables described as being improved with two, one-story dwellings and a tri-level dwelling that range in size from 1,977 to 2,179 square feet of living area. The comparables were similar to the subject in age and have similar features as the subject with the exception comparable #2 has no basement and each comparable has one fireplace. The comparables have improvement assessments ranging from \$56,310 to \$98,024 or from \$27.85 to \$44.99 per square foot of living area. The comparables have sites ranging in size from 12,305 to 20,987 square feet of land area with land assessments ranging from \$14,018 to \$23,909 or \$1.14 per square foot of land area.

The appellant also disclosed that comparable #3 sold in September 2009 for a price of \$347,500. The appellant further asserted that he submitted a graph of pricing of the subject property from Zillow.com showing a range of prices from December 2007 to December 2011. The "Zestimate" for the subject property was \$313,000.

The appellant requested the subject's assessment be reduced to \$105,150.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,150. The subject's assessment reflects a market value of \$351,925 or \$169.93 per square foot of living area, including land, when applying the 2012 three year average median level of assessments for Lake County of 32.72%. The subject property has an improvement assessment of \$91,566 or \$44.21 per square foot of living area and a land assessment of \$23,584 or \$1.14 per square foot of land area.

In rebuttal the board of review noted that appellant's comparable #1 was a tri-level dwelling as opposed to the subject's one-story design. The board of review also noted that appellant's comparable #2 had no basement. The board further stated that appellant's comparable #3, which was also used by the board of review, sold again in August 1, 2013 for a price of \$420,000.

In support of its contention of the correct assessment the board of review submitted information on four comparables; comparable #2 was the same property as appellant's comparable #3. The

comparables were improved with one-story dwellings of wood siding, brick or wood and brick exterior construction that ranged in size from 1,875 to 2,179 square feet of living area. The dwellings were constructed from 1951 to 1956. Each comparable had a basement with three being finished, central air conditioning, one or two fireplaces and a garage ranging in size from 480 to 717 square feet of building area. The improvement assessments ranged from \$74,030 to \$98,520 or from \$39.48 to \$47.96 per square foot of living area. The comparables had sites ranging in size from 20,987 to 74,697 square feet of land area with land assessments ranging from \$23,909 to \$55,178 or \$.74 and \$1.14 per square foot of land area.

The board of review also indicated comparables #1 and #2 sold in March 2011 and August 2013 for prices of \$323,000 and \$420,000 or \$172.27 and \$192.75 per square foot of living area, including land, respectively.

The board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be appellant's comparable #3 and the board of review comparables; appellant's comparable #3 and board of review comparable #2 were the same property. These comparables had improvement assessments that ranged from \$39.48 to \$47.96 per square foot of living area. The subject's improvement assessment of \$44.21 per square foot of living area falls within the range established by the best comparables in this record. Less weight was given appellant's comparable #1 due to the dwelling being a different style than the subject property and less weight was given

appellant's comparable #2 due to the lack of a basement. With respect to the land assessment, the record disclosed that five of the comparables each had a land assessment of \$1.14 per square foot of land area. The subject has a land assessment of \$1.14 per square foot of land area, which is equivalent to all but one of the comparables in the record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject was inequitably assessed and a reduction in the subject's assessment is not justified.

To the extent the appellant was contesting overvaluation, the Board finds board of review comparables #1 and #2 demonstrate the subject property is not overvalued. These two comparables sold in March 2011 and August 2013 for prices of \$323,000 and \$420,000 or \$172.27 and \$192.75 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$351,925 or \$169.93 per square foot of living area, including land, which is below the range on a square foot basis. Little weight was given the "Zestimate" presented by the appellant as there was no market data in the report to corroborate the market value conclusion.

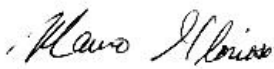
Based on this record the Board finds a reduction in the subject's assessment is not justified.

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.

Chairman



Member



Member

Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

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: April 24, 2015



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 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 the subsequent year 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.

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.