



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

APPELLANT: James Beckett
DOCKET NO.: 12-02902.001-R-1
PARCEL NO.: 12-21-106-027

The parties of record before the Property Tax Appeal Board are James Beckett, 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: \$84,075
IMPR: \$254,659
TOTAL: \$338,734

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 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 consists of a two-story dwelling of brick construction with 3,366 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and a detached 484 square foot garage. The property has a 7,841 square foot site and is located in Lake Bluff, Shields 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 located within .3 of a mile of the subject property. The comparable dwellings have varying degrees of similarity to the subject and sold between March 2010 and March 2011 for prices ranging from \$860,000 to \$1,250,000 or from \$245.64 to \$326.35 per square foot of living area, including land. The appellant also included a chart with "adjustments" for time, lot size, condition, basement, baths, fireplace and/or garage. The total adjustments to these comparable sales resulted in deductions ranging from \$133,675 to \$201,400 applied to the respective sales prices to arrive at adjusted sales prices ranging from \$711,881 to \$1,048,600.

The appellant also included a narrative discussing the subject property and the three comparables with a final analysis entitled "reconciliation." This undated and unsigned analysis concluded that the value for the subject was "bracketed between comp #2 and comp #3."

Based on this evidence, the appellant requested a total assessment of \$306,000 which would reflect a market value of approximately \$918,000 or \$272.73 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$338,734. The subject's assessment reflects a market value of \$1,035,251 or \$307.56 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Lake County of 32.72% as determined by the Illinois Department of Revenue.

The board of review submitted a memorandum from Martin P. Paulson, Clerk of the Lake County Board of Review, along with additional data. Paulson asserted that the adjustments to the appellant's comparable sales do not contain any support and there is no evidence that they were applied by a qualified licensed individual such as a state licensed appraiser. He also noted that two of the appellant's sales occurred in 2010, approximately 15 - 19 months prior to the assessment date of January 1, 2012.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales, where board of review comparable #2 was the same property as

appellant's comparable #1. These comparables were located within .48 of a mile of the subject property and had varying degrees of similarity to the subject property. The comparables sold between March 2011 and July 2011 for prices ranging from \$1,075,000 to \$1,334,000 or from \$326.35 to \$383.11 per square foot of living area, including land.

Based on this evidence and argument, 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 five comparable sales to support their respective positions before the Property Tax Appeal Board with one common property among the parties. The Board has given reduced weight to appellant's comparables #2 and #3 as these properties each sold in 2010, dates remote in time to the valuation date at issue of January 1, 2012 and thus less likely to be indicative of the subject's estimated market value as of the assessment date.

The Board finds the best evidence of market value to be the board of review comparable sales along with appellant's comparable #1 which is also board of review comparable #2. These three comparables were similar to the subject in design, age, size, foundation and/or features. These comparables sold between March 2011 and July 2011 for prices ranging from \$1,075,000 to \$1,334,000 or from \$326.35 to \$383.11 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,035,251 or \$307.56 per square foot of living area, including land, which is below the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering adjustments and difference in the comparables when compared to the subject dwelling, 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

Klaus Albino

Member

[Signature]

Member

Member

Jerry White

Acting 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: July 24, 2015

[Signature]

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.