FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Hans Meyer
DOCKET NO.: 12-04494.001-R-1
PARCEL NO.: 07-30-102-023

The parties of record before the Property Tax Appeal Board are Hans Meyer, the appellant, by attorney Michael Elliott of Elliott & Associates, P.C. in Des Plaines; 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:** $9,891
> **IMPR.:** $67,645
> **TOTAL:** $77,536

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 is improved with a two-story attached dwelling of frame construction with 2,372 square feet of living area. The dwelling was constructed in 2005. Features of the property include central air conditioning and an attached garage with 420 square feet of building area. The property has a 1,568

square foot site and is located at 1846 Watercolor Place, Grayslake, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal for a property located at 1800 Watercolor Place, Grayslake. The appraiser estimated the appraised property had a market value of $200,000 as of January 1, 2011. The appellant requested the subject's assessment be reduced to $66,660.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $77,536. The subject's assessment reflects a market value of $236,968 or $99.90 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.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales.

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 evidence in the record does not support a reduction to the subject's assessment.

The Board finds the appellant submitted an appraisal of a property other than the property that is the subject matter of this appeal. Furthermore, the appellant's appraisal had an effective date of January 1, 2011, rather than the assessment date at issue. Due to these facts little weight was given the appraised value.

The Board further finds the record contains information on seven sales that sold from May 2010 to September 2013 for prices ranging from $71.01 to $110.69 per square foot of living area, including land. The three sales that sold most proximate in time to the assessment date at issue were appraisal sales #2 and #3 as well as board of review sale #3 which had prices of $84.32 and $103.17 per square foot of living area, including land,

respectively. Board of review comparable sale #3 was described as being located in the subject's building and sold in June 2011 for a price of $247,000 or $103.17 per square foot of living area, including land. The subject's assessment reflects a market value of $99.90 per square foot of living area, including land, which is within the range established by the sales that sold most proximate in time to the assessment date. Based on this evidence 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	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

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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.