



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

APPELLANT: Mark Erickson  
DOCKET NO.: 13-00925.001-R-1  
PARCEL NO.: 05-21-403-010

The parties of record before the Property Tax Appeal Board are Mark Erickson, the appellant, by attorney David Lavin of Robert H. Rosenfeld and Associates, LLC, in Chicago; 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:** \$ 26,832  
**IMPR.:** \$ 40,547  
**TOTAL:** \$ 67,379

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 2013 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 one-story frame dwelling that contains 1,561 square feet of living area. The dwelling was built in 1964. Features include a crawl space foundation, central air conditioning, a fireplace, a swimming pool and two

attached garages totaling 1,127 square feet of building area. The subject property has 86,673 square feet of land area or a 1.99 acre site. The subject property is located in Grant Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming the subject's assessment was not reflective of market value. In support of this argument, the appellant submitted three suggested comparable sales located from 1.06 to 1.33 miles from the subject. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. They sold from July 2011 to July 2013 for prices ranging from \$115,000 to \$120,000 or from \$84.81 to \$87.15 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" wherein the subject property's final assessment of \$67,379 was disclosed. The subject's assessment reflects an estimated market value of \$202,705 or \$129.86 per square foot of living area including land when applying Lake County's 2013 three-year average median level of assessment of 33.24%. 86 Ill.Admin.Code §1910.50(c)(1).

In support of the subject's assessed value, the board of review submitted four comparable sales located in the subject's market area of Ingleside. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. They sold from July 2013 to September 2013 for prices ranging from \$150,000 to \$275,000 or from \$122.75 to \$131.70 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.

The parties submitted seven suggested comparables sales for the Board's consideration. The Board gave less weight to appellant's comparables. All the comparables are situated on considerably smaller sites than the subject; one comparable has a smaller garage and two comparables do not have a garage, inferior to the subject's two attached garages; comparable 2 is a dissimilar tri-level style property; and comparable #3 is older in age than the subject. The Board gave less weight to comparable #2 submitted by the board of review due to its newer age when compared to the subject. The Board placed more weight on comparables #1, #3 and #4 submitted by the board of review. These comparables had varying degrees of similarity to the subject in age, size and features. Two comparables had considerably less land area than the subject and one comparable had slightly more land area than the subject. These comparables had superior finished basements, but were inferior to the subject in terms of garage size and lack of a swimming pool. They sold from July to August of 2013 for prices ranging from \$150,000 to \$275,000 or from \$122.75 to \$131.70 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$202,705 or \$129.86 per square foot of living area including land, which falls within the range established by the more similar comparables contained in this record. After considering adjustments to the comparables for the aforementioned differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is justified by a preponderance of the evidence. Therefore, 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.

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Chairman

*K. L. Fan*

*Klaus Albrecht*

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Member

\_\_\_\_\_  
Member

*JR*

*Jerry White*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Acting Member

*Robert Steffen*

\_\_\_\_\_  
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: November 20, 2015

*A. Proctor*

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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.