



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

APPELLANT: James Rice
DOCKET NO.: 13-00937.001-R-1
PARCEL NO.: 15-31-108-001

The parties of record before the Property Tax Appeal Board are James Rice, the appellant, by attorney Eli R. Johnson of Robert H. Rosenfeld & 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: \$ 101,036
IMPR.: \$ 178,624
TOTAL: \$ 279,660

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 two-story brick dwelling that contains 4,347 square feet of living area. The dwelling was built in 1991. Features include an unfinished basement, central air conditioning, a fireplace and an 858 square foot attached

garage. The subject property has 198,306 square feet or a 4.55 acre site that has a pond. The subject property is located in Vernon 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 .09 to .16 of a mile 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 February 2010 to June 2013 for prices ranging from \$775,000 to \$810,000 or from \$161.26 to \$182.72 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 \$279,660 was disclosed. The subject's assessment reflects an estimated market value of \$841,336 or \$193.54 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 close proximity to the subject. Board of review comparable #3 and appellant comparable #3 are the same property. The comparables had varying degrees of similarity when compared to the subject in land area, design, size, age, and features. They sold from April 2010 to June 2013 for prices ranging from \$720,000 to \$810,000 or from \$182.72 to \$195.68 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, appellant's counsel noted some differences of the board of review comparables to the subject in land size and features

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 six suggested comparables sales for the Board's consideration. One comparable was common to both parties. The Board gave less weight to appellant's comparable #2 and board of review comparable #1. These properties sold in 2010, which are dated and less reliable indicators of market value as of the subject's January 1, 2013 assessment date. The Board finds the remaining four comparables were generally similar to the subject in location, design, age, size and most features, but had considerably less land area than the subject. They sold from August 2012 to June 2013 for prices ranging from \$720,000 to \$810,000 or from \$161.26 to \$190.73 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$841,336 or \$193.54 per square foot of living area including land, which falls above the range established by the more similar comparables contained in this record. The Board finds these more similar comparables have considerably less land area than the subject. After considering adjustments to the comparables for differences to the subject, the Board finds the subject's slightly higher estimated market value as reflected by its assessment is justified. 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.

Chairman



Member

Member



Member

Acting 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: November 20, 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.