



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

APPELLANT: Kimberly Yessian
DOCKET NO.: 13-01133.001-R-1
PARCEL NO.: 11-28-403-046

The parties of record before the Property Tax Appeal Board are Kimberly Yessian, the appellant, by attorney Andrew J. Rukavina of The Tax Appeal Company, in Mundelein; 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: \$ 25,455
IMPR.: \$ 37,688
TOTAL: \$ 63,143

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 frame condominium with 1,770 square feet of living area that was built in 1992. The dwelling has central air conditioning, a fireplace and a 400

square foot attached garage. The subject property is located in Libertyville Township, Lake County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis to the appeal. In support of this argument, the appellant submitted an appraisal of the subject property estimating a market value of \$165,000 as of January 1, 2013. The appraiser developed the sales comparison approach to value in arriving at the final opinion of value. The appraiser identified three suggested comparable sales that had varying degrees of similarity when compared to the subject. The comparables are located in close proximity to the subject. The comparables sold from September 2011 to November 2012 for prices ranging from \$168,000 to \$202,000 or from \$77.10 to \$102.26 per square foot of living area including land. After adjusting the comparables for differences to the subject, the appraiser concluded the subject property had a market value of \$165,000 or \$93.22 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment of \$63,143 was disclosed. The subject's assessment reflects an estimated market value of \$189,961 or \$107.32 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 response to the appeal, the board of review argued two of the comparables are a different model type than the subject. The board of review also questioned the site adjustment applied to the comparables. The board of review acknowledged the subject backs to commercial property, but there is an eight foot berm with mature trees that acts as a barrier.

In support of the subject's assessment, the board of review submitted four suggested comparable sales located in close proximity to the subject. The comparables were the same model type as the subject. The comparables were similar if not identical to the subject in age, size and features. They sold from June 2012 to May 2013 for prices ranging from \$181,000 to \$225,000 or from \$102.26 to \$127.12 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 Board finds the best evidence of market value contained in this record are the comparable sales submitted by the board of review. These comparables are located in close proximity within the subject's subdivision; are the same model as the subject; and are more similar to the subject than the comparables submitted by the appellant in terms of location, design, age, size and most features. They sold from June 2012 to May 2013 for prices ranging from \$181,000 to \$225,000 or from \$102.26 to \$127.12 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$189,961 or \$107.32 per square foot of living area including land, which is within the range established by the most similar comparable sales contained in the record.

The Board gave less weight to the appraisal submitted by the appellant. Comparable #1 is considerably larger in dwelling size than the subject. Comparable #3 sold in 2011, which is dated and a less reliable indicator of market value as of the subject's January 1, 2013 assessment date. These factors undermine the value conclusion as determined by the appellant's appraiser.

In conclusion, the Board finds the appellant failed to demonstrate the subject property was overvalued 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.

Chairman

K. L. Fan

Klaus Albrecht

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

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.