



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

APPELLANT: Lawrence Pfeiffer  
DOCKET NO.: 13-01137.001-R-1  
PARCEL NO.: 09-13-103-002

The parties of record before the Property Tax Appeal Board are Lawrence Pfeiffer, 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:** \$52,812  
**IMPR.:** \$84,728  
**TOTAL:** \$137,540

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 is improved with a two-story dwelling of vinyl siding and brick exterior construction with 4,283 square feet of living area. The dwelling was constructed in 2005. Features of the home include a partial unfinished basement, central air conditioning, one fireplace and a three-car attached garage with 984 square feet of building area. The property has

a 53,051 square foot site and is located in Wauconda, Wauconda Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$350,000 as of January 1, 2013. The appraisal was prepared by real estate appraiser Grant Stewart. In estimating the market value of the subject property Stewart developed the sales comparison approach to value using three comparable sales improved with two-story dwellings that ranged in size from 3,563 to 4,335 square feet of living area. The dwellings ranged in age from 7 to 8 years old. Each property was located in Wauconda within .2 of a mile from the subject property. Each comparable had a full unfinished basement, central air conditioning, one fireplace and a two-car or a three-car garage. These properties had sites ranging in size from 16,774 to 26,828 square feet of land area. The sales occurred from July 2012 to May 2013 for prices ranging from \$285,000 to \$345,000 or from \$65.74 to \$96.83 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$116,666.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$137,540. The subject's assessment reflects a market value of \$413,779 or \$96.61 per square foot of living area, land included, when using the 2013 three year average median level of assessment for Lake County of 33.24% as determined by the Illinois Department of Revenue.

The board of review submitted a statement from Martin P. Paulson, Clerk of the Lake County Board of Review, stating that appellant's appraisal sale #2 was a foreclosure sale and sold "as is." Paulson further stated that appellant's appraisal sale #3 backed up to a residential site and not a preserve as stated in the report. He further asserted the subject's cul-de-sac site is the largest subdivision site.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales which included comparable sales #1 and #3 used in the appellant's appraisal. The comparables were improved with two-story dwellings with either vinyl siding or vinyl siding and brick veneer exteriors that ranged in size from 3,180 to 4,299 square feet of living area. The dwellings were constructed from 2003 to 2005. Each comparable had a basement with two being finished

with recreation rooms, central air conditioning, one or two fireplaces and attached garages ranging in size from 580 to 867 square feet of building area. These properties had sites ranging in size from 11,338 to 21,623 square feet of land area. The comparables sold from July 2012 to November 2013 for prices ranging from \$340,000 to \$379,500 or from \$79.09 to \$110.03 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the 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 evidence in the record does not support a reduction in the subject's assessment.

The Board finds the record contains an appraisal submitted by the appellant and five comparable sales submitted by the board of review, two of which were used by the appellant's appraiser, in support of their respective positions. In total the record has six comparable sales improved with two-story dwellings that ranged in size from 3,180 to 4,335 square feet of living area. The dwellings were similar to the subject in age and all were located near the subject property. The comparables had similar features as the subject with the exception two comparables had finished basements, each comparable had a smaller garage than the subject property and each comparable had a significantly smaller site than the subject property. The sales occurred from July 2012 to November 2013 for prices ranging from \$285,000 to \$379,500 or from \$65.74 to \$110.03 per square foot of living area, including land. The comparable at the low end of the range was the subject matter of a foreclosure. The two comparables that sold for the highest prices per square foot of living area were smaller than the subject dwelling and each had a recreation room in the basement. A common comparable located on the same street as the subject property sold for a unit price of \$96.83 per square foot of living area. The subject's assessment reflects a market value of \$413,779 or \$96.61 per square foot of living area, including land, which is within the range established by the comparable sales in the record on a square foot basis. Considering the subject's dwelling size,

features and land area, the Board finds the subject's assessment is supported by these comparable sales and 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.

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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: December 18, 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.