



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

APPELLANT: Raymond Morrell
DOCKET NO.: 14-00746.001-R-1
PARCEL NO.: 11-33-304-005

The parties of record before the Property Tax Appeal Board are Raymond Morrell, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$20,357
IMPR.: \$18,254
TOTAL: \$38,611

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 2014 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 condominium unit of frame exterior construction with 1,246 square feet of living area. The dwelling was constructed in 1987. Features of the home include a concrete slab foundation, central air conditioning and a 240 square foot one-car garage. The property is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within .31 of a mile from the subject property and in the same neighborhood code assigned by the assessor as the subject. The comparables are improved with one-story condominium units that contain 1,246 square feet of living area of frame exterior construction and were built from 1981 to 1983. Features include a concrete slab foundation, central air conditioning and a 240 square foot one-car garage. The comparables sold from October 2012 to April 2013 for prices ranging from \$96,900 to \$112,500

or from \$77.77 to \$90.29 per square foot of living area, land included. The appellant requested to assessment be reduced to \$32,019 or \$77.10 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,611. The subject's assessment reflects a market value of \$115,879 or \$93.00 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Lake County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .30 of a mile from the subject property and in the same neighborhood code assigned by the assessor as the subject. The comparables are improved with one-story condominium units that contain 1,246 square feet of living area of frame exterior construction and were built from 1984 to 1988. Features include a concrete slab foundation, central air conditioning and a 240 square foot one-car garage. The comparables sold from November 2013 to February 2014 for prices ranging from \$120,000 to \$134,500 or from \$96.31 to \$107.95 per square foot of living area, land included.

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 and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #1. This sale occurred in October 2012, which is less indicative of fair market value as of the subject's January 1, 2014 assessment date. The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with the board of review comparable sales. These identical comparables sold for prices ranging from \$110,000 to \$134,500 or from \$88.28 to \$107.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$115,879 or \$93.00 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. 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

Member

DISSENTING: _____

CERTIFICATION

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 22, 2016



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.