



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

APPELLANT: Ravinia Festival Association
DOCKET NO.: 14-00760.001-R-1
PARCEL NO.: 16-36-401-004

The parties of record before the Property Tax Appeal Board are Ravinia Festival Association, the appellant, by attorney Margaret E. Graham of McCracken, Walsh & de LaVan in Chicago; 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: \$94,757
IMPR.: \$59,558
TOTAL: \$154,315

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 is improved with a two-story dwelling of wood siding exterior construction with 2,528 square feet of living area. The dwelling was constructed in 1925. Features of the property include an unfinished basement, central air conditioning, one fireplace, a two-car detached garage with 440 square feet of building area and an in-ground swimming pool. The property has a 13,950 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant marked comparable sales as the basis of the appeal; however, the brief provided by the appellant asserts the subject's improvement is being inequitably assessed. In support of this argument the appellant submitted information on three comparables improved with two, two-story dwellings and one, one-story dwelling of brick or wood siding exterior construction that ranged in size from 2,585 to 2,848 square feet of living area. The dwellings were constructed

from 1936 to 1940. Each comparable had a basement with one being partially finished. Each comparable also had central air conditioning, one fireplace and an attached or detached garage ranging in size from 242 to 556 square feet of building area. These properties sold from January 2011 to May 2013 for prices ranging from \$425,000 to \$504,000 or from \$152.74 to \$194.97 per square foot of living area, including land. The comparables had improvement assessments that ranged from \$52,298 to \$64,418 or from \$18.61 to \$24.14 per square foot of living area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$20.99 per square foot of living area or \$53,063.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$154,315. The subject's assessment reflects a market value of \$463,130 or \$183.20 per square foot of living area, including land, when using the 2014 three year average median level of assessment for Lake County of 33.32%. The subject property has an improvement assessment of \$59,558 or \$23.56 per square foot of living area.

In rebuttal the board of review provided a statement from Martin Paulson, Lake County Supervisor of Assessments and Clerk of the Lake County Board of Review, asserting that appellant's comparable sales #1 and #2 sold in 2011 and 2012, respectively, approximately 20 and 35 months prior to the assessment date at issue. Paulson also noted that appellant's comparison #3 was a one-story dwelling, differing from the subject's two-story design.

In support of its contention of the correct assessment the board of review submitted information on four comparables. The comparables were improved with two-story dwellings of brick, stucco and wood siding exterior construction that ranged in size from 2,335 to 2,435 square feet of living area. The dwellings were constructed from 1924 to 1929. Each comparable had a basement with two being finished, central air conditioning, one or two fireplaces and a garage ranging in size from 228 to 648 square feet of building area. The properties sold from August 2013 to October 2014 for prices ranging from \$590,000 to \$720,000 or from \$252.68 to \$307.96 per square foot of living area, including land. These same properties had improvement assessments ranging from \$85,795 to \$113,492 or from \$36.74 to \$47.31 per square foot of living area.

The board of review requested confirmation of the subject's assessment be sustained.

Conclusion of Law

The taxpayer contends in part assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted on this basis.

The record contains seven comparables submitted by the parties to support their respective positions. The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #2 and the comparables submitted by the board of review. These comparables had improvement assessments that ranged from \$18.61 to \$47.31 per square foot of living area. The subject's improvement assessment of \$23.56 per square foot of living area falls within the range established by the best comparables in this record. Little weight was given appellant's comparable #3 as the dwelling differed from the subject dwelling in style. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment is not justified based on assessment inequity.

Alternatively, the appellant may be contending 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 on this basis.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review. These comparables were relatively similar to the subject property and sold most proximate in time to the assessment date at issue. These properties for prices ranging from \$590,000 to \$720,000 or from \$252.68 to \$307.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$463,130 or \$183.20 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Less weight was given appellant's sales #1 and #2 as these properties did not sell proximate in time to the assessment date at issue. Less weight was given appellant's sale #3 due to differences from the subject dwelling in style. On this record the Board finds a reduction in the subject's assessment based on overvaluation 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.