



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

APPELLANT: Cheryl Betzold
DOCKET NO.: 14-01067.001-R-1
PARCEL NO.: 14-07-101-011

The parties of record before the Property Tax Appeal Board are Cheryl Betzold, the appellant, by attorney Ronald Kingsley of Lake County Appeal, in Lake Forest; 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: \$ 84,948
IMPR.: \$278,351
TOTAL: \$363,299

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 two-story brick dwelling that contains 6,896 square feet of living area. The dwelling was constructed in 1998. Features include an unfinished walkout basement, central air conditioning, three fireplaces and a 1,587 square foot garage. The subject parcel has a 40,506 square foot golf course site with a pond view. The subject property is located in Ela Township, Lake County, Illinois

The appellant claimed overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three comparable properties located from .25 to .53 of a mile from the subject. The comparables consist of two-story dwellings of brick or stucco exterior construction that were built from 1996 to 2008. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 5,550 to 6,448 square feet of living area and are situated on sites that contain from 42,337 to 63,745 square feet of land area. The comparables

sold from June 2012 to November 2013 for prices ranging from \$635,000 to \$755,000 or from \$104.34 to \$136.04 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" disclosing the subject's final assessment of \$363,299. The subject's assessment reflects an estimated market value of \$1,090,333 or \$158.11 per square foot of living area including land when applying Lake County's 2014 three-year average median level of assessment of 33.32% as determined by the Illinois Department of Revenue. 86 Ill.Admin.Code §1910.50(c)(1).

With respect to the appellant's evidence, the board of review argued comparable #1 was a sheriff's sale/foreclosure; comparable #2 backs to U.S. Route 12, a four lane divided highway; and comparable #3 sold 18 months prior to the January 1, 2014 assessment date. Finally, the board of review submitted a Multiple Listing Service sheet disclosing the subject was listed for sale in June 2015 for \$1,700,000 and is currently under contract.

In support of the subject's assessment, the board of review submitted an analysis of four comparable properties located in close proximity to the subject. The comparables consist of two-story or one and one-half story dwellings of brick exterior construction that were built from 1989 to 2001. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 6,010 to 7,415 square feet of living area and are situated on golf course sites that contain from 47,070 to 56,684 square feet of land area. The comparables sold from October 2013 to January 2014 for prices ranging from \$915,000 to \$1,600,000 or from \$143.78 to \$222.28 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 parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparable #1 was a sheriff's sale/foreclosure and is not reflective of market value in relation to the other more credible arm's-length transactions contained in this record. Comparable #2 backs to U.S. Route 12, a four lane divided highway whereas the subject backs to a golf course with a pond view. Comparable #3 sold in June 2012, which is dated and less indicative of market value as of the subject's the January 1, 2014 assessment. Moreover, comparable #3 is smaller in dwelling when compared to the subject. The Board finds the comparable sales submitted by the board of review are more similar when compared to the subject in location, land area, golf course setting, design, age, dwelling size and features. These comparables sold for prices ranging from \$915,000 to \$1,600,000 or from \$143.78 to \$222.28 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$1,090,333 or \$158.11 per square foot of living area

including land, which falls within the range established by the most similar comparable sales contained in this record. Finally, the Board finds the overvaluation claim to be curious given the fact the appellant listed the subject property for sale in June 2015 for \$1,700,000 just a few months after filing this appeal, wherein an assessment reduction was requested to reflect market value of approximately \$980,000. Based on the evidence contained in this record, the Board finds no reduction in the subject's assessed valuation 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

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.