



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

APPELLANT: Kevin Sunderlage
DOCKET NO.: 14-01555.001-R-1
PARCEL NO.: 13-36-405-039

The parties of record before the Property Tax Appeal Board are Kevin Sunderlage, the appellant, by attorney Herbert Holzman of Tax Appeals Lake County, in Lake Zurich; 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: \$23,513
IMPR.: \$66,816
TOTAL: \$90,329

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 two-story dwelling of wood siding exterior construction that has 1,912 square feet of living area. The dwelling was built in 1950. Features include an unfinished basement, central air conditioning and a 572 square foot detached garage. The dwelling is situated on a 7,619 square foot site. The subject property is located in Cuba Township, Lake County, Illinois.

The appellant argued the subject property was overvalued. In support of this claim, the appellant submitted information on three comparable sales located from .11 to 4.56 miles from the subject property. The comparables consist of two-story dwellings of brick or vinyl siding exterior construction that were built from 1919 to 1933. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,074 to 2,601 square feet of living area and have sites that range in size from 8,537 to 18,314 square feet of land area. The

comparables sold in February or June of 2014 for prices ranging from \$192,000 to \$250,500 or from \$80.20 to \$120.54 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$90,329. The subject's assessment reflects an estimated market value of \$271,095 or \$141.79 per square foot of living area including land when applying Lake County's 2014 three-year average median level of assessments of 33.32%.

In support of the subject's assessment, the board of review submitted a letter addressing the appeal and information on four comparable sales located from .11 to .29 of a mile from the subject property. The comparables consist of one-story, one and one-half story, or two-story dwellings of brick, wood or vinyl siding exterior construction that were built from 1923 to 1928. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,425 to 2,297 square feet of living area and have sites that range in size from 6,320 to 18,232 square feet of land area. The comparables sold from March 2013 to June 2014 for prices ranging from \$271,000 to \$505,000 or from \$190.18 to \$257.92 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 and no reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant. Comparable #1 is larger in dwelling size when compared to the subject. Comparables #2 and #3 are located 3.84 and 4.56 miles from the subject as well as being located in different municipalities than the subject. The Board gave less weight to comparable #1 submitted by the board of review due to its dissimilar one-story design and smaller dwelling size when compared to the subject. The Board finds the three remaining comparable sales are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from March 2013 to June 2014 for prices ranging from \$375,000 to \$505,000 or from \$201.57 to \$257.92 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$271,095 or \$141.79 per square foot of living area including land, which falls well below the range established by the most similar comparable sales contained in this record. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. 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



Member



Member



Member



Acting 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:

October 21, 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.