



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

APPELLANT: Robert Beck
DOCKET NO.: 14-03745.001-R-1
PARCEL NO.: 16-34-202-054

The parties of record before the Property Tax Appeal Board are Robert Beck, 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: \$39,736
IMPR.: \$52,971
TOTAL: \$92,707

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2013 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 one-story dwelling of brick construction with 1,120 square feet of living area. The dwelling was constructed in 1956. Features of the home include a full, partially finished basement, central air conditioning and a 396 square foot garage. The property has a 7,685 square foot site and is located in Highland Park, Moraine Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales. The comparables had varying degrees of similarity to the subject and sold from March 2012 to February 2014 for prices ranging from \$147,500 to \$310,000 or from \$131.70 to \$236.46 per square foot of living area, including land. Various adjustments were made to the comparable sales, however, the person(s) making the adjustments was not disclosed and not supported in this record. Therefore, the adjusted sales prices are given no weight in this decision.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,707.¹ The subject's assessment reflects a market value of \$278,232 or \$248.42 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, two of which were also used by the appellant. The comparables had varying degrees of similarity to the subject and sold from July 2013 to February 2014 for prices ranging from \$275,000 to \$322,000 or from \$209.76 to \$287.50 per square foot of living area, including land.

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 Board finds the best evidence of market value to be appellant's comparable sales #3, #4 and #6 and the board of review's comparable sales. These most similar comparables sold for prices ranging from \$198.03 to \$287.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$248.42 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Less weight was given the remaining comparables based on their dissimilar basement finish, features and/or the sale date being too remote in time to a January 1, 2014 assessment date. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

¹ The property record card depicts a total assessment of \$92,707.

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



Acting 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: _____

May 19, 2017



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.