



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

APPELLANT: Allan Kane
DOCKET NO.: 15-00064.001-R-1
PARCEL NO.: 05-24-402-011

The parties of record before the Property Tax Appeal Board are Allan Kane, 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: \$12,580
IMPR.: \$73,082
TOTAL: \$85,662

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 2015 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 frame construction with 3,179 square feet of living area. The dwelling was constructed in 2004. Features of the home include a full walkout basement, central air conditioning, a fireplace and a 418 square foot garage. The property has a 10,018 square foot site and is located in Round Lake, Grant Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$235,000 as of August 28, 2015.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,662. The subject's assessment reflects a market value of \$258,174 or \$81.21 per square foot of living area, land included, when using the 2015 three-year

average median level of assessment for Lake County of 33.18% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales with varying degrees of similarity to the subject. The comparables sold from April 2014 to April 2015 for prices ranging from \$225,000 to \$285,000 or from \$79.68 to \$98.75 per square foot of living area, including land. The board of review also argued the subject was listed for sale on January 1, 2015 for \$280,000 and sold on June 20, 2016 for \$268,000 after being on the market for 683 days.

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.

Initially, the Board gives little weight to the final opinion of value found in the appraisal report. The appraisal report states “[t]his appraisal report has been prepared for the exclusive benefit of the client named within the body of this report. It may not be used or relied upon by any other party.” Therefore, the Board will only consider the raw sales data contained within the appraisal report.

The Board finds the best evidence of market value to be appraisal sales #2, #3 and #4 and board of review sales #1, #4 and #5. These most similar comparables sold for prices ranging from \$217,000 to \$285,000 or from \$69.29 to \$90.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$258,174 or \$81.21 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 submitted by both parties because they were dissimilar to the subject in improvement size and/or land size. The Board also finds the subject's list price of \$280,000 on January 1, 2015 undermines the appellant's argument that a reduction is warranted based on overvaluation. The Board further finds, the subject's sale on June 20, 2016 supports the subject's assessment as of January 1, 2015. 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting 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: November 21, 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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